天譽
SKYFAME

天譽置業(控股)有限公司
SKYFAME REALTY (HOLDINGS) LIMITED

(IN LIQUIDATION)
(Incorporated in Bermuda with limited liability)
(Stock Code: 00059 and Bonds Stock Code: 5311, 5379, 5567, 5602 and 5855 (together the "Debts"))

2026
INTERIM REPORT

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Corporate Information

DIRECTORS

Executive Director:
Mr. ZHANG Guocheng

Non-executive Director:
Mr. LI Jianwen

REMUNERATION COMMITTEE

Mr. ZHANG Guocheng

NOMINATION COMMITTEE

Mr. LI Jianwen *(Chairman)*

RISK MANAGEMENT COMMITTEE

Mr. ZHANG Guocheng *(Chairman)*

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

27/F, One Taikoo Place,
979 King's Road,
Quarry Bay, Hong Kong

REGISTERED OFFICE

3 Bermudiana Road,
Hamilton, HM08, Bermuda

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Conyers Corporate Services (Bermuda) Limited
Clarendon House, 2 Church Street,
Hamilton, HM 11, Bermuda.

BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Abacus Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong.

AUDITOR

Moore CPA Limited
Certified Public Accountants
Registered Public Interest Entity Auditor

SHARE LISTING

Main Board of The Stock Exchange of Hong Kong Limited,
Stock Code: 00059

COMPANY'S WEBSITE

https://www.irasia.com/listco/hk/skyfame/

BUSINESS REVIEW

Following the deconsolidation of the property development and property investment segments in the course of the restructuring, the Group will focus on the property management business and commercial operation segment going forward. The property management service business rooted in Guangzhou, with operations across the Greater Bay Area and other key regions in the PRC, including the Guangxi Zhuang Autonomous Region, Chongqing Municipality and Yunnan province. The business was established in Guangzhou in 2000 and has over 26 years of operating experience in the PRC property management service industry.

The Group primarily provides the following types of property management services to property owners, residents and property developers:

- Security services — including patrolling, electronic access control, manned guard stations, video surveillance, carpark management, visitor management and emergency response, provided through the Restructured Group's own employees and subcontractors;

- Cleaning, gardening and greening services — including general cleaning, waste clearance and pest control for common areas and public facilities, together with gardening and greening of common areas, provided through the Restructured Group's own employees and third-party subcontractors; and

- Repair and maintenance services — covering common area facilities and ancillary equipment (such as lifts, escalators and central air-conditioning), fire and safety facilities, security facilities and utility facilities, provided through the Restructured Group's own employees and third-party subcontractors.

As at 30 June 2026, the Group's contracted property management services spanned across 7 cities in the PRC (31 December 2025: 8 cities), with a total contracted GFA of approximately 4.0 million sq.m. (31 December 2025: approximately 4.5 million sq.m) and a total GFA under management of approximately 2.9 million sq.m (31 December 2025: approximately 3.2 million sq.m). The Group's portfolio of managed properties comprises residential properties and non-residential properties (including commercial properties and office buildings).

The following table sets out the number of properties and the GFA under the Group's management, and the number of properties and the GFA contracted to be managed by it, in each case as at 30 June 2026 and 31 December 2025:

	As at 30 June 2026	As at 31 December 2025
Number of properties under management	**15**	16
Number of properties contracted to manage	**15**	16
GFA under management ('000 sq.m.)	**2,893**	3,166
Contracted GFA ('000 sq.m.)	**3,989**	4,518

The Group maintains a broadly balanced geographic presence across the Greater Bay Area, the Guangxi Zhuang Autonomous Region, Chongqing Municipality and Yunnan province. The table below sets out a breakdown of the total GFA under management by geographic region of the Group as at 30 June 2026 and 31 December 2025.

	As at 30 June 2026 ('000 sq.m.)	As at 31 December 2025 ('000 sq.m.)
Greater Bay Area	**583**	583
Guangxi Zhuang Autonomous Region	**1,682**	1,682
Chongqing Municipality	**515**	515
Yunnan province	**113**	386
Total GFA under management	**2,893**	3,166

The property management business maintains offices across the Greater Bay Area, Chongqing, Nanning and Kunming. As at 30 June 2026, approximately 332 (As at 31 December 2025: 353) of the Group's full-time staff were deployed in these property management offices.

FINANCIAL REVIEW

Revenue and gross profit

The revenue generated from continuing operations of the Group during the six months ended 30 June 2026 (the "**Period**") was approximately RMB51.1 million, a decrease of about 1.2% from approximately RMB51.7 million in the corresponding period last year. This was mainly attributable to the decrease in revenue generated from property management services as a result of the decrease in number of properties under management from 16 for the six months ended 30 June 2025 to 15 for the Period.

Gross profit margin increased from 50.7% for the six months ended 30 June 2025 to 56.6% for the Period due to the stringent cost controls such as improvement in vendor engagement process.

Operating expenses

Sales and marketing expenses remain stable at RMB0.1 million for the six months ended 30 June 2025 and RMB0.1 million for the period.

Administrative and other expenses, amounting to RMB23.2 million (six months ended 30 June 2025: RMB27.3 million), decreased by 15.0% compared to the corresponding period last year. The decrease in administrative and other expenses was primarily as a result of the stringent cost and expense controls.

Provision for impairment loss on amounts due from Deconsolidated Subsidiaries

There was an amount totaled to RMB5.7 million provision for impairment losses on amounts due from Deconsolidated Subsidiaries during the Period. Please refer to Note 2(f) to the Group's annual financial statements for the year ended 31 December 2025 for the discussion on deconsolidation.

Finance cost — net

Net finance costs, mainly represents interest expenses for bank and other borrowings, default interests and foreign exchange gains on financing activities. Net finance costs amounted to RMB242.9 million (six months ended 30 June 2025: RMB266.0 million) for the Period. The decrease in net finance costs was mainly due to the decrease in interest expenses for bank and other borrowings and interest expenses for debentures and bonds. Foreign exchange gains amounted to RMB166.3 million (six months ended 30 June 2025: RMB144.9 million) for the Period in relation to offshore loans denominated in HK$ and US$ booked at closing rates as a result of appreciation of RMB against the HK$ and US$ during the Period.

Income tax credit

Income tax credit mainly includes provision of RMB2.3 million (six months ended 30 June 2025: RMB0.2 million) for corporate income tax on assessable earnings for the Period and the deferred tax credit of RMB2.5 million (six months ended 30 June 2025: RMB2.9 million).

Loss for the Period

Loss attributable to owners of the Company from was approximately RMB253.5 million compared to approximately RMB174.2 million for the six months ended 30 June 2025. The increase in loss was primarily due to the absence of an one-off reversal of impairment loss on amounts due from deconsolidated subsidiaries for the Period (six months ended 30 June 2025: approximately RMB101.7 million).

Liquidity, Financial Resources and Capital Structure

Total assets of the Group amounted to RMB36.5 million (31 December 2025: RMB47.8 million), a 23.6% decrease from the corresponding period last year mainly attributable to the decrease in cash and cash equivalents.

The Group's cash and cash equivalents excluding restricted cash and fixed deposit as at 30 June 2026 amounted to approximately RMB8.9 million (31 December 2025: RMB18.3 million).

Total liabilities increased from RMB7,900.2 million from 31 December 2025 to RMB8,138.5 million as at 30 June 2026 mainly due to the increase in bank and other borrowings.

The Group recorded net current liabilities of RMB8,111.9 million (31 December 2025: RMB7,860.0 million). The current ratio of 0.003 times (31 December 2025: 0.005 times) is calculated based on the current assets of RMB26.6 million (31 December 2025: RMB40.2 million) over the current liabilities of RMB8,138.5 million (31 December 2025: RMB7,900.2 million).

The borrowing to asset ratio of the Group as at 30 June 2026 was 150.2 (31 December 2025: 109.9), calculated based on total amount of borrowings of RMB5,481.3 million (31 December 2025: RMB5,242.5 million) divided by total assets of RMB36.5 million (31 December 2025: RMB47.8 million) as at that date.

The gearing ratio of the Group as at 30 June 2026 was -67.7% (31 December 2025: -66.8%), calculated based on total amount of borrowings of RMB5,481.3 million (31 December 2025: RMB5,242.5 million) divided by total deficits of RMB8,102.0 million (31 December 2025: RMB7,852.5 million) as at that date.

As at 30 June 2026 and 31 December 2025, the issued capital of the Company was approximately RMB26.1 million.

OUTLOOK

The Company will continue seek for restructuring based on the Revised Debt Restructuring Proposal and the removal for the winding up order.

Upon completion of the restructuring, the Group intends to pursue the following principal strategies with a view to restoring and growing the property management business:

- consolidate and expand its geographic presence in the Greater Bay Area and other regions in the PRC, and pursue new property management engagements from independent third party property developers so as to diversify its source of property management projects and reduce its historical reliance on the members of the carved-out group;

- continue to enhance the quality and efficiency of its property management services so as to strengthen customer satisfaction and retention across its portfolio of managed properties;

- continue to apply and upgrade its smart living service platform and other technologies to improve operational efficiency and service quality; and

- strengthen its human resources through recruitment, training and staff retention to support the continuing operations of the Group.

Looking ahead, the Company will seize the strategic opportunity presented by the industry's transition from "incremental expansion" to "stock-based deep cultivation" and deeply align itself with the policy wave of property service quality improvement during the 15th Five-Year Plan period. Against the backdrop of the industry's total GFA under management exceeding 34 billion sq.m. and the market size approaching RMB2.5 trillion, the Company will adhere to a "quality and efficiency first" strategy, continuously optimise its portfolio of managed projects, and enhance operational efficiency and service quality.

The Company will proactively capture the fast-growing market opportunities in value-added services. With the industry's value-added service revenue share expected to surpass 40% in 2026, the Company will leverage its existing community scenarios to extend its service chain into high-value-added areas such as home-based elderly care, community healthcare, and housekeeping services, thereby building a second growth curve that can withstand market cycles.

The Company will accelerate technology empowerment and smart transformation. As AI adoption becomes an industry standard, the Company will increase investment in its smart property management platform, using digital tools to achieve cost reduction, efficiency enhancement, and service upgrades.

The Company will deeply participate in the national strategies of urban renewal and grassroots governance. Seizing the opportunity arising from the "15th Five-Year Plan for Urban Renewal," which designates the "property service quality improvement initiative" as a major project, the Company will proactively expand new business formats such as urban services and public facility management, transforming itself from a traditional residential property service provider into a comprehensive urban service operator.

The Company will closely monitor policy developments, actively capitalising on the opportunities brought by the inclusion of the "Property Management Regulations" in the State Council's 2026 legislative work plan, as well as the upgrading of service quality demands arising from the "good housing" initiative as it moves from concept to practice. The Company will remain committed to high-quality development as its core principle, creating sustainable long-term value for its shareholders.

RISK MANAGEMENT

As a former mainland-based property developer now focused purely on property-management services, we remain exposed to a range of business risks. At present, the most material risks are revenue-pressure risks arising from the challenging real-estate market environment and residual liquidation-related risks inherited from our historical property-development business.

Homebuyers and property owners maintain cautious sentiment across the property market against the backdrop of falling property prices, evolving regulatory policies and muted confidence in market prospects. Weak market conditions may weigh on property-owner payment behaviours, contract renewal rates and new business acquisition, creating challenges for the Group to generate stable operating cash inflows from property-management services. Meanwhile, as the Company continues to progress its offshore debt-restructuring exercise for legacy obligations, it faces intermittent risk of liquidation-related legal proceedings brought by investors in respect of historical indebtedness.

To mitigate risks arising from the above-mentioned factors, management exercises tight oversight over financial resource allocation and business-development plans for the property-management segment. We also sustain active communication with investors to push forward offshore debt-restructuring proposals for legacy liabilities.

MANAGEMENT'S POSITION AND BASIS ON THE GOING CONCERN ASSUMPTION

As detailed in Note 2(b) and 2(e) in relation to the winding up order, appointment of JPLs and the Revised Debt Restructuring Proposal of the Group, conditions existed as at 30 June 2026 indicating the existence of material uncertainties which may cast significant doubt regarding the Group's ability to continue as a going concern. The management of the Company is actively negotiating with the JPLs and the legal and financial advisors for a smooth implementation of the Revised Debt Restructuring Proposal.

As at the date of publication of the interim financial information, the Revised Debt Restructuring Proposal has not been implemented yet and the eventual outcome of the debt restructuring plan cannot be determined with reasonable certainty. Assuming the successful implementation of the proposed debt restructuring plan, the Board is of the view that the Group will have sufficient working capital to meet its financial obligation as and when they fall due in the foreseeable future. Accordingly, the condensed consolidated financial statements have been prepared on a going concern basis.

Condensed Consolidated Statement of Comprehensive Income

FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Notes	Six months ended 30 June 2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited)
Revenue	5	**51,073**	51,683
Cost of sales and services		**(22,209)**	(25,525)
Gross profit		**28,864**	26,158
Other (losses)/gains — net		**(773)**	168
Sales and marketing expenses		**(102)**	(101)
Administrative and other expenses		**(23,233)**	(27,311)
(Provision for)/reversal of impairment loss on amounts due from Deconsolidated Subsidiaries		**(5,705)**	101,709
Reversal of impairment loss of trade receivables with Deconsolidated Subsidiaries		**196**	–
Impairment loss of trade receivables, deposits and other receivables (other than Deconsolidated Subsidiaries)		**(10,069)**	(11,435)
Operating (loss)/profit		**(10,822)**	89,188
Finance costs — net	7	**(242,864)**	(265,991)
Loss before income tax	6	**(253,686)**	(176,803)
Income tax credit	8	**182**	2,627
Loss for the period		**(253,504)**	(174,176)
Loss for the period attributable to:			
— Owners of the Company		**(253,473)**	(174,155)
— Non-controlling interests		**(31)**	(21)
		(253,504)	(174,176)
Loss per share	9		
— Basic and Diluted (RMB)		**(0.030)**	(0.021)

Condensed Consolidated Statement of Comprehensive Income

FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Notes	Six months ended 30 June 2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited)
Other comprehensive income:			
Item that will not be reclassified to profit or loss:			
Exchange difference arising on translation of the Company's financial statements into presentation currency		**4,013**	4,760
Other comprehensive income for the period, net of income tax		**4,013**	4,760
Total comprehensive loss for the period		**(249,491)**	(169,416)
Total comprehensive loss for the period attributable to:			
— Owners of the Company		**(249,460)**	(169,395)
— Non-controlling interests		**(31)**	(21)
		(249,491)	(169,416)

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

Condensed Consolidated Statement of Financial Position

AS AT 30 JUNE 2026

	Notes	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Non-current assets			
Property, plant and equipment	*11*	**1,593**	1,706
Deferred tax assets		**8,358**	5,841
		9,951	7,547
Current assets			
Trade receivables	*12*	**12,291**	15,712
Other receivables, deposits and prepayments	*13*	**3,780**	3,199
Amounts due from Deconsolidated Subsidiaries	*17(b)*	**–**	–
Restricted cash	*14*	**1,659**	3,007
Cash and cash equivalents	*14*	**8,856**	18,326
		26,586	40,244
Current liabilities			
Trade payables	*15*	**36,680**	35,147
Accruals and other payables	*15*	**83,509**	86,603
Amounts due to Deconsolidated Subsidiaries	*17(c)*	**2,469,497**	2,470,245
Bank and other borrowings	*16*	**5,481,298**	5,242,498
Income tax payable		**67,542**	65,796
		8,138,526	7,900,289
Net current liabilities		**(8,111,940)**	(7,860,045)
Total assets less current liabilities and net liabilities		**(8,101,989)**	(7,852,498)

Condensed Consolidated Statement of Financial Position

AS AT 30 JUNE 2026

	Notes	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Equity			
Share capital	*20*	**26,092**	26,092
Other reserves		**2,011,612**	2,007,599
Accumulated losses		**(10,141,024)**	(9,887,551)
Equity attributable to owners of the Company		**(8,103,320)**	(7,853,860)
Non-controlling interests		**1,331**	1,362
Capital deficiency		**(8,101,989)**	(7,852,498)

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

Condensed Consolidated Statement of Changes in Equity

FOR THE SIX MONTHS ENDED 30 JUNE 2026

		Attributable to owners of the Company								
	Note	Share capital RMB'000	Share premium RMB'000	Share-based payment reserve RMB'000	Foreign exchange reserve RMB'000	Other reserves RMB'000	Accumulated losses RMB'000	Sub-total RMB'000	Non-controlling interests RMB'000	Total RMB'000
For the six months ended 30 June 2026 (Unaudited)										
Balance at 1 January 2026		**26,092**	**940,898**	**–**	**(7,971)**	**1,074,672**	**(9,887,551)**	**(7,853,860)**	**1,362**	**(7,852,498)**
Loss for the period		–	–	–	–	–	(253,473)	(253,473)	(31)	(253,504)
Other comprehensive loss		–	–	–	4,013	–	–	4,013	–	4,013
Total comprehensive loss for the period		–	–	–	4,013	–	(253,473)	(249,460)	(31)	(249,491)
Balance at 30 June 2026		**26,092**	**940,898**	**–**	**(3,958)**	**1,074,672**	**(10,141,024)**	**(8,103,320)**	**1,331**	**(8,101,989)**
For the six months ended 30 June 2025 (Unaudited)										
Balance at 1 January 2025		26,092	940,898	1,189	(11,136)	1,074,672	(9,687,706)	(7,655,991)	1,341	(7,654,650)
Loss for the period		–	–	–	–	–	(174,155)	(174,155)	(21)	(174,176)
Other comprehensive loss		–	–	–	4,760	–	–	4,760	–	4,760
Total comprehensive loss for the period		–	–	–	4,760	–	(174,155)	(169,395)	(21)	(169,416)
Transaction with owners:										
Reallocation of lapsed options from share-based payment reserve to accumulated losses	22	–	–	(1,189)	–	–	1,189	–	–	–
Balance at 30 June 2025		26,092	940,898	–	(6,376)	1,074,672	(9,860,672)	(7,825,386)	1,320	(7,824,066)

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

Condensed Consolidated Statement of Cash Flows

FOR THE SIX MONTHS ENDED 30 JUNE 2026

	Note	Six months ended 30 June 2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited)
Cash flows from operating activities			
Cash used in operations		(3,812)	(3,409)
PRC corporate income tax paid		(589)	(29)
Net cash used in operating activities		(4,401)	(3,438)
Cash flows from investing activities			
Interest received		51	4
Purchases of property, plant and equipment		–	(4)
Proceeds from disposal of property, plant and equipment		–	–
Release/(placement) of short-term deposit		1,435	(1,435)
Net cash generated from/(used in) investing activities		1,486	(1,435)
Cash flows from financing activities			
Proceeds from bank and other borrowings		–	10,760
Advance to Deconsolidated Subsidiaries		(6,453)	(4,351)
Net cash (used in)/generated from financing activities		(6,453)	6,409
Net (decrease)/increase in cash and cash equivalents		(9,368)	1,536
Effect of exchange rate changes on cash and cash equivalents		(102)	(6)
Cash and cash equivalents at beginning of the period		18,326	14,007
Cash and cash equivalents at end of the period	*14*	8,856	15,537

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

1. GENERAL INFORMATION

Skyfame Realty (Holdings) Limited (the "**Company**") was incorporated in Bermuda as an exempted company with limited liability and its shares have been listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"). The trading in shares of the Company has been suspended since 1 April 2025.

Its registered office in Bermuda is 3 Bermudiana Road, Hamilton, HM08, Bermuda and its principal place of business in the People's Republic of China ("**PRC**") is located at 32nd to 33rd floors of HNA Tower, 8 Linhe Zhong Road, Tianhe District, Guangzhou, Guangdong Province, PRC. Its principal place of business and registered office in Hong Kong is located at 27/F, One Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong.

On 22 August 2023, Mr. Chan Leung Lee of RSM Hong Kong Advisory Limited and Mr. Yuen Tze Chun, Frank of Frank Forensic and Corporate Recovery Limited were appointed by China Securities Limited ("**CSL**") as joint and several receivers over the entire issued shares of Cosmos Tianyu Holdings Limited ("**Cosmos Tianyu**"), the Company's immediate holding company (collectively the "**Charged Shares**") pursuant to a share charge executed by Sharp Bright International Limited ("**Sharp Bright**"), the Company's ultimate holding company as charger in favour of CSL.

The Receivership over the Charged Shares may result in the sale of the Charged Shares to other third-party purchasers. In the opinion of the directors of the Company and the Joint and Several Provisional Liquidators, as at 31 December 2024, its immediate holding company was Cosmos Tianyu, a private company incorporated in the British Virgin Islands and its ultimate holding company was Sharp Bright, a private company incorporated in Hong Kong controlled by Mr. YU Pan ("**Mr. Yu**").

On 28 November 2025, CSL ceased business and all the title and associated right to the respective loan and the underlying collaterals had been sold and assigned to Mr. Leung Wai Kei (i.e. the director of CSL).

The Company and its subsidiaries are hereinafter collectively referred to as the "Group". The principal activity of the Company continues to be investment holding. The subsidiaries of the Company are principally engaged in the provision of property management services and commercial operation in the PRC.

2. BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

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

The condensed consolidated financial statements have been prepared in accordance with HKAS 34 requires the management to make judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates. In preparing the condensed consolidated financial statements, the significant judgement made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those applied to the consolidated financial statements for the year ended 31 December 2025.

The interim financial statements contain condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since 31 December 2025. The condensed consolidated financial statements do not include all of the information required for a full set of financial statements prepared in accordance with the HKFRS Accounting Standards and should be read in conjunction with the Group's annual financial statements for the year ended 31 December 2025.

2. BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

The financial information relating to the year ended 31 December 2025 that is included in the condensed consolidated financial statements as comparative information does not constitute the Company's statutory annual consolidated financial statements for that financial year but is derived from those consolidated financial statements. Statutory financial statements for the year ended 31 December 2025 are available from the Company's registered office. The auditors have expressed a disclaimer of opinion on those consolidated financial statements in their report dated 21 September 2026.

The condensed consolidated financial statements have been prepared on the historical cost basis.

The condensed consolidated financial statements are presented in Renminbi ("**RMB**"), unless otherwise stated.

All values are rounded to the nearest thousand except when otherwise indicated.

The condensed consolidated financial statements are unaudited but has been reviewed by the board of directors of the Company and the Joint and Several Provisional Liquidators.

(a) Application of new or amendments to HKFRS Accounting Standards

The accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 June 2026 are the same as those presented in the Group's annual financial statements for the year ended 31 December 2025 other than changes in accounting policies resulting from application of the new or amendments to HKFRS Accounting Standards effective for the accounting periods beginning on or after 1 January 2026.

The HKICPA has issued a number of new or amendments to HKFRS Accounting Standards that are first effective for the current accounting period of the Group. None of the developments have had a material effect on how the Group's results and financial position for the current or prior periods have been prepared or presented in the condensed consolidated financial statements. The Group has not applied any new or amendments to HKFRS Accounting Standards that is not yet effective for the current accounting period.

(b) Winding-up orders, major changes in directors and the Joint and Several Provisional Liquidators (the "JPLs")

Pursuant to an announcement made on 5 July 2022, in view of the deterioration of the cash position of the Group to a level which resulted in difficulties to meet its liabilities failing due, the former directors (the "**Former Directors**") voluntarily resolved to apply to the Commercial Court of the Supreme Court of Bermuda ("**Bermuda Court**") for a winding up and for an appointment of "light touch" provisional liquidators for the Company for debt restructuring purposes in July 2022 that was approved by the Bermuda Court on 15 August 2022 (Bermuda time). An order in favour of the Company was granted, Joel Edwards of EY Bermuda Ltd. in Bermuda, So Kit Yee Anita and Lau Wun Man both of Ernst & Young Transactions Limited in Hong Kong were appointed as the JPLs on a light touch approach with limited powers for debt restructuring purposes. The Company maintained active communication with creditors and adopted practicable measures to unite the consensus of creditors in order to promote the implementation of the debt restructuring plan (the "**Debt Restructuring Proposal**").

On 29 September 2023, the Company entered into the restructuring support agreement (the "**RSA**") with respective creditors of the Company including the borrowings as set out in Note 16 in relation to the terms of the debt restructuring. On 27 June 2024, the Company had extended the longstop date from 30 June 2024 to 31 March 2025 in accordance with the terms of the RSA to allow more time to proceed with the Debt Restructuring Proposal.

Despite the Group's effort in the years ended 31 December 2023 and 2024, the Group could not obtain any funding to support the restructuring and to resolve the Group's financial problem. Even worse, even if funding for restructuring could be obtained, under the continuous sluggish real estate market in the PRC, the Group's business has deteriorated and would not be able to generate the expected sale proceeds to fulfil its payment obligations under the Debt Restructuring Proposal, so as to provide better return to the Group's creditors.

2. BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(b) Winding-up orders, major changes in directors and the Joint and Several Provisional Liquidators (the "JPLs") *(Continued)*

For the reasons above, it was determined that there was no reasonable prospect of successfully completing the relevant proposal prior to the longstop date of the RSA dated 29 September 2023 which the longstop date subsequently extended from 30 June 2024 to 31 March 2025. Therefore, on 24 January 2025, the resolution was passed to resolve and accordingly inform the JPLs that the Former Directors had no objection to the JPLs not seeking a further adjournment at the Bermuda Court hearing (the "**Hearing**") and would not oppose any winding-up order be made by the Bermuda Court at the Hearing.

On 31 January 2025, Michael Penrose of EY Bermuda Limited in Bermuda, who was further appointed as JPLs.

On 3 February 2025, the Former Directors decided to terminate the RSA accordingly.

On 18 February 2025, certain new directors (the "**Predecessor Directors**") have been appointed as executive directors while Mr. Yu resigned as director and chairman of the Company on 19 February 2025. Following the appointments, the Predecessor Directors acknowledged a change in the Company's stance regarding the restructuring and the winding up petition. This change reflects their renewed commitment to support and actively pursue the proposed restructuring. However, all of them resigned as executive directors of the Company on 1 September 2025.

The current board of directors of the Company ("**Current Board**") was appointed on 28 August 2025 which comprises one executive director, namely Mr. Zhang Guocheng and one non-executive director, namely Mr. Li Jianwen.

On 14 November 2025, the Company was ordered to be wound up by the Bermuda Court. The existing JPLs are empowered by section 175 of the Companies Act 1981. Upon the winding up order was granted by Bermuda Court on 14 November 2025, the JPLs remain on with powers granted pursuant to section 175 of the Companies Act 1981. However, the Current Board still maintains their capacity to fulfill the Company's responsibilities for the preparation of the consolidated financial statements in accordance with HKFRS Accounting Standards, under the supervision and oversight of the JPLs.

The JPLs now have been granted full statutory powers which include to collect, realise, and preserve the Company's assets, with the broader objective of developing, proposing and implementing a financial restructuring of the Company or an orderly winding up of the Company's affairs. Specifically, the JPLs are empowered to, inter alia, take into their custody or under their control all the property and things in action to which the Company is or appears to be entitled, carry on the business of the Company so far as may be necessary, for the beneficial winding up of the Company and bring or defend legal proceedings in the name and on behalf of the Company. Accordingly, whilst the Current Board continues to assist the JPLs in understanding the Group's affairs and day-to-day operations, the ultimate governance, control and statutory authority of the Company rest with the JPLs. As such, the JPLs have continued to actively explore restructuring opportunities with a view to formulating a viable proposal to maximize value for the Company's stakeholders.

Up to the date of approval of the condensed consolidated financial statements, the JPLs have conducted a second round of consultation with the creditors in respect of the Revised Debt Restructuring Proposal (as defined in Note 2(d)). As to obtaining the requisite support from the creditors, the JPLs applied to the High Court of Hong Kong for directions to convene a creditors' meeting. The hearing of the application was scheduled to be held on 18 September 2026 and was approved to convene a creditors' meeting.

The winding-up order against the Company will be withdrawn subject to and upon the successful implementation of the Scheme of Arrangement as referred to Note 2(e) below.

2. BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(c) Suspension of trading and listing status of the Company

Since 1 April 2025, the trading of the Company's shares on the Stock Exchange was suspended. According to the announcement dated 31 March 2025, the Company was unable to publish the announcement for the 2024 annual results by the end of March 2025 pursuant to Rule 13.49(1) of the Listing Rules.

According to the announcements dated 18 June 2025, 2 September 2025, 28 October 2025 and 5 December 2025, the Stock Exchange imposed the following resumption guidance (the "**Resumption Guidance**") for the Company:

(i) publish all outstanding financial results required under the Listing Rules and address any audit modifications;

(ii) demonstrate the Company's compliance with Rule 13.24 of the Listing Rules;

(iii) inform the market of all material information for the Company's shareholders and other investors to appraise the Company's position;

(iv) have the winding up order made against the Company withdrawn or dismissed and any liquidators discharged; and

(v) re-comply with Rules 3.10(1), 3.10(2), 3.10A, 3.21, 3.25, 3.27A, 3.28 and 13.92 of the Listing Rules.

The Stock Exchange required the Company to remedy the issues causing its trading suspension and fully comply with the Listing Rules to the Stock Exchange's satisfaction before trading in its securities is allowed to resume and, for this purpose, the Company has the primary responsibility to devise its action plan for resumption. The Stock Exchange also indicated that it may modify or supplement the Resumption Guidance if the Company's situation changes. Under Rule 6.01A(1) of the Listing Rules, the Stock Exchange may cancel the listing of any securities that have been suspended from trading for a continuous period of 18 months. In the case of the Company, the 18-month period will expire on 30 September 2026. If the Company fails to remedy the issue causing its trading suspension, fulfill the Resumption Guidance and fully comply with the Listing Rules to the Stock Exchange's satisfaction and resume trading in its shares by 30 September 2026, the Listing Division of the Stock Exchange will recommend the Listing Committee of the Stock Exchange to proceed with the cancellation of the Company's listing. Under Rules 6.01 and 6.10 of the Listing Rules, the Stock Exchange also has the right to impose a shorter specific remedial period, where appropriate.

The Company will take appropriate steps to fully comply with the Listing Rules to the Stock Exchange's satisfaction in order to have trading in the Company's shares resumed. The Company will keep the public informed of developments in this regard by making further announcements as and when appropriate.

A proposal for the resumption of trading (the "**Resumption**") in the Company's shares was submitted to the Stock Exchange (the "**Resumption Proposal**") on 17 September 2026. If the Resumption Proposal does not proceed, the shares of the Company will be delisted by the Stock Exchange and it is likely that the Company would be wound-up.

2. BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(d) Going concern basis

During the six months ended 30 June 2026, the Group sustained a loss attributable to owners of the Company approximately RMB253.50 million. As at 30 June 2026, the Group had net current liabilities of approximately RMB8,111.94 million and net liabilities of approximately RMB8,101.99 million respectively. The Group's total bank and other borrowings (collectively, the "**Borrowings**") and the amounts due to the Deconsolidated Subsidiaries amounted to approximately RMB5,481.30 million and RMB2,469.50 million which were all overdue, while the Group had total bank balances and cash of approximately RMB8.86 million.

These conditions, together with the winding-up orders as mentioned in Note 2(b) made against the Company, indicate the existence of material uncertainty which may cast significant doubt about the Group's ability to continue as a going concern.

The Group has been actively working with its legal and financial advisors and negotiating with onshore and offshore creditors to formulate and implement a practicable debt restructuring proposal for the Group's existing debts. Such plan included (i) identifying the investor for putting forward a revised debt restructuring proposal (the "**Revised Debt Restructuring Proposal**") of the Company and provision of loans to the Company, details of which are set out below; and (ii) putting forward the Revised Debt Restructuring Proposal to the creditors of the Company by way of Scheme of Arrangement (defined below in note 2(e)); (iii) speeding up the collection of receivables process; and (iv) tightening operating cash outflows through cutting costs and capital expenditures. Details of plans are set out in Note 2(e) below.

As at the date of approval of the condensed consolidated financial statements, the implementations of these measures are still in progress. The Group continues to seek new business opportunities to improve its profitability and business prospects, consolidate or streamline its existing business, enhance its future business development and strengthen its revenue base.

Having reviewed and considered the revitalised operations and affairs of the Group and the Company, the Current Board and the JPLs (collectively, the "**Current Management**") concluded that, upon the completion of the Revised Debt Restructuring Proposal, including but not limited to the admitted claims of the creditors against the Company as at winding-up date (the "**Admitted Claims**") (including the bank and other borrowings, the tax liabilities and the amounts due to the Deconsolidated Subsidiaries of the Company) will be compromised and discharged in full in accordance with the terms of Scheme of Arrangement. It represents the best means available for the Company to be returned to solvency and to continue the development and enhancement of its business. The Current Management are therefore of the opinion that it is appropriate to prepare the condensed consolidated financial statements on a going concern basis.

The condensed consolidated financial statements have been prepared on a going concern basis on the assumption that the Scheme of Arrangement of the Company will be supported from requisite majority of creditors and court sanction, and that, following the implementation of Revised Debt Restructuring Proposal, the Group will continue to meet in full its financial obligations in the foreseeable future.

Should the Group be unable to achieve a successful restructuring and to continue its business as a going concern, adjustments would have to be made to the condensed consolidated financial statements to adjust the value of assets to their estimated recoverable amounts, to provide for any further liabilities which might arise and to reclassify non-current assets and liabilities as current assets and liabilities, respectively. The effects of these adjustments have not been reflected in the condensed consolidated financial statements.

2. BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES *(Continued)*

(e) Revised Debt Restructuring Proposal of the Group

References are made to the Company's announcements dated 13 April 2026 and 30 June 2026.

On 10 April 2026, the Company, JPLs acting as the Company's agents without personal liability, and Lion Wealth Management Limited (the "**Investor**") have entered into an exclusivity agreement (the "**Exclusivity Agreement**"). The Company has granted the Investor a six-month exclusivity period from the date of the Exclusivity Agreement to facilitate the implementation of a revised debt restructuring (the "**Revised Debt Restructuring**") of the Company to enable the resumption of trading in the shares of the Company on the Stock Exchange. Pursuant to the Exclusivity Agreement, the Investor has paid the exclusivity consideration of HK$3,000,000 which is non-refundable, in relation to the proposed restructuring for the Exclusivity Period.

The Company, the JPLs and the Investor shall enter into a restructuring agreement, which will set out the Revised Debt Restructuring and other related transactions which shall include, among others, (i) the provision of the credit facility by the Investor; (ii) capital reorganisation of the Company (iii) the subscription of new shares of the Company; (iv) acquisition and the deeds of release; (v) the Resumption; (vi) the Scheme of Arrangement; (vii) the asset transfer; and (viii) placing.

For further details, please refer to Note 2(f) of the Group's annual financial statements for the year ended 31 December 2025.

(f) Deconsolidation of subsidiaries

As set out in Note 2(g) to the Group's annual financial statements for the year ended 31 December 2024, several events trigger the reassessment of control over subsidiaries ("**Reassessment**") in preparing the consolidated financial statements for the year ended 31 December 2024. After such Reassessment, the Current Management considered that the Group was unable to exercise its rights as the major shareholder either to control the assets and operations of the subsidiaries (the "**Deconsolidated Subsidiaries**") or to exercise the decision-making rights over them, on the basis that the Group no longer has: (a) power; (b) exposure, or rights, to variable returns from its involvement; or (c) the ability to use its power to affect the amount of the Group's returns.

Moreover, Current Management had been unable to obtain and gain access to their complete books and records, and supporting documents. The Current Management do not have sufficient books and records and supporting documents which enable them to prepare the consolidation of the Deconsolidated Subsidiaries up to the respective dates of losing control.

Accordingly, the Current Management determined to exclude the Deconsolidated Subsidiaries from the consolidated financial statements for the year ended 31 December 2024 with effect from 1 July 2024 ("**Deconsolidation**"). This determination was made based on the availability of the unaudited management accounts of the Deconsolidated Subsidiaries for the six months ended 30 June 2024 which were consolidated in the Group's condensed consolidated financial statements for the six months ended 30 June 2024. In the opinion of the Current Management, the consolidated financial statements of the Group as at and for the year ended 31 December 2024 prepared on the aforementioned basis is the most appropriate and practical way of presenting the results and state of affairs of the Group more fairly in light of the aforesaid incomplete books and records of the Deconsolidated Subsidiaries.

For further details, please refer to Note 2(g) of the Group's annual financial statements for the year ended 31 December 2024.

3. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements used in preparing the condensed consolidated financial statements are evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions applied in the preparation of the interim financial information are consistent with those used in the annual financial statements for the year ended 31 December 2025.

4. FINANCIAL RISK MANAGEMENT

Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, cash flow and fair value interest rate risks), credit risk and liquidity risk.

The interim financial information does not include all financial risk management information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements for the year ended 31 December 2025.

There have been no changes in the risk management department or in any risk management policies since year end.

5. REVENUE AND SEGMENT REPORTING

The accounting policies of the operating segments are the same as the Group's accounting policies described in Note 4 to the Group's annual financial statement for the year ended 31 December 2025. The former executive directors, as the former chief operating decision-makers ("**CODM**") of the Group, review the Group's internal reporting in order to assess performance and allocate resources. The former CODM had determined the operating segments based on these reports. The Group's operating segments were strategic business units that offer different services. They were managed separately because each business requires different marketing strategies.

The Group's financial performance was reviewed by the Current Management, the Current CODM, as a whole, which comprising the property management services and commercial operation services provided by the Group to customers and determined in accordance with the Group's accounting policies, for resource allocation and performance assessment. No separate segment information is prepared by the Group.

Geographical information

All of the Group's consolidated revenue and results are attributable to the market in the PRC and the Group's consolidated assets are substantially located in the PRC, no geographical information is presented.

5. REVENUE AND SEGMENT REPORTING *(Continued)*

Information about major customers

The Group had a large number of customers and none of whom contributed 10% or more of the Group's revenue for the six months ended 30 June 2026 (2025: Same).

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Recognised over time		
— Property management services	**50,717**	51,234
— Commercial operation	**356**	449
	51,073	51,683

The Group applies the practical expedient in paragraph 21 of HKFRS 15 and does not disclose information about remaining performance obligations that have original expected duration of one year or less.

6. LOSS BEFORE INCOME TAX

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Direct costs (including cleaning fees, repair and maintenance, security service fees and etc.)	**22,209**	25,525
Legal and professional fees	**2,020**	6,352
Depreciation charged on property, plant and equipment	**113**	116
Staff costs (including directors' emoluments) comprise of:		
Basic salaries	**16,450**	16,843
Bonuses and other benefits	**841**	804
Contributions to defined contribution pension plans	**2,709**	2,800
	20,000	20,447
Short-term lease payments	**278**	20

7. FINANCE COSTS — NET

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Finance costs:		
Interest expense for bank and other borrowings	**212,211**	222,843
Default interest	**196,955**	188,068
	409,166	410,911
Foreign exchange gains on financing activities — net	**(166,251)**	(144,916)
	242,915	265,995
Finance income:		
Bank interest income	**(51)**	(4)
Finance costs — net	**242,864**	265,991

8. INCOME TAX CREDIT

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Current income tax		
PRC corporate income tax expense	**2,335**	207
Under-provision in prior years — PRC corporate income tax	**–**	16
Deferred income tax		
PRC corporate income tax credit	**(2,517)**	(2,850)
Total income tax credit, net	**(182)**	(2,627)

The Group is subject to income tax on an entity basis on profits arising in or derived from the jurisdictions in which entities in the Group are domiciled and operated.

8. INCOME TAX CREDIT *(Continued)*

PRC corporate income tax

The income tax provision of the Group in respect of operations in the PRC has been calculated at the applicable tax rate on the estimated assessable profits for the period, based on the existing legislation, interpretations and practices in respect thereof. The corporate income tax rate applicable to the Group's entities located in the PRC is 25%.

Certain PRC subsidiaries of the Group, which are small size and low-profit enterprise under the Law of the PRC on Enterprise Income Tax, are entitled to effective PRC corporate income tax of 5% for first RMB3 million of their annual taxable income with effective period from 1 January 2023 to 31 December 2027.

PRC withholding income tax

Under the Enterprise Income Tax Law of PRC, withholding tax is imposed on dividends declared in respect of profits earned by PRC subsidiaries from 1 January 2008 onwards. The relevant overseas holding companies should obtain endorsement from the PRC tax bureau in order to enjoy the treaty benefit of 5% withholding income tax rate on dividends received from the PRC subsidiaries of the Group.

Overseas income tax

Pursuant to the rules and regulations of the Cayman Islands and the BVI, the Group is not subject to any income tax under these jurisdictions.

Hong Kong profits tax

No provision for Hong Kong profits tax has been made in the condensed consolidated financial statements as the Company and the Group did not have assessable profit in Hong Kong for the period (six months ended 30 June 2025 (unaudited): Same).

9. LOSS PER SHARE

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Loss for the purposes of basic and diluted loss per share	**(253,473)**	(174,155)
	Number of shares	
	'000	'000
Weighted average number of ordinary shares for the purpose of diluted loss per share	**8,446,331**	8,446,331
Loss per share		
Basic and diluted (expressed in RMB)	**(0.030)**	(0.021)

9. LOSS PER SHARE *(Continued)*

Basic loss per share is calculated by dividing the loss attributable to the owners of the Company by the weighted average number of ordinary shares in issue during the period.

Diluted loss per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares.

No diluted loss per share for the six months ended 30 June 2026 as there were no potential ordinary share in issue.

As at 30 June 2025, the dilutive potential ordinary shares of the Company are share options (Note 21). The calculation of share options is determined by the number of shares that could have been acquired at fair value (determined as the average annual market share price of the Company's shares) based on the monetary value of the subscription rights attached to the outstanding share options. The number of shares calculated as above is compared with the number of shares that would have been issued assuming the exercise of the share options.

For the six months ended 30 June 2025, the calculation of the diluted loss per share amounts for the period is based on the loss for the period attributable to owners of the Company and the weighted average number of ordinary shares after adjustment for the effect of the exercise of the Company's outstanding share options.

As the Group incurred loss attributable to owners of the Company for the six months ended 30 June 2025, the potential ordinary shares were not included in the calculation of dilutive loss per share, as their inclusion would be anti-dilutive.

10. DIVIDENDS

No interim dividend for the six months ended 30 June 2026 (six months ended 30 June 2025 (unaudited): Nil) has been proposed by the Current Management of the Company.

11. PROPERTY, PLANT AND EQUIPMENT

There were no additions during the six months ended 30 June 2026, while during the six months ended 30 June 2025, the Group paid approximately RMB4,000 for the acquisition of furniture, fixtures and equipment.

12. TRADE RECEIVABLES

	Notes	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Trade receivables			
— Third parties, gross		**45,916**	39,268
Less: Loss allowance		**(33,625)**	(23,556)
		12,291	15,712
— Deconsolidated Subsidiaries, gross	*17(b)*	**47,485**	47,681
Less: Loss allowance		**(47,485)**	(47,681)
		–	–
	(a)	**12,291**	15,712

Notes:

(a) The majority of the Group's sales are derived from property management services. Proceeds in respect of property management services are to be received in accordance with the terms of contracts. All trade receivables are due from independent third parties and Deconsolidated Subsidiaries.

The ageing analysis of gross trade receivables as at the respective reporting date, based on the date of services provided and the revenue recognised, is as follows:

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Within 30 days	**3,825**	3,675
Over 30 days and within 90 days	**12,438**	6,016
Over 90 days and within 365 days	**11,410**	17,386
Over 365 days	**65,728**	59,872
	93,401	86,949

(b) As at 30 June 2026, the fair value of trade receivables approximated their carrying amounts (31 December 2025: Same).

(c) The Group applies the simplified approach to provide for expected credit losses prescribed by HKFRS 9. As at 30 June 2026, a total provision of RMB81,110,000 was made against the gross amounts of trade receivables (31 December 2025: RMB71,237,000).

(d) The maximum exposure to credit risk of trade receivables at each reporting date was the carrying value of each class of receivables.

13. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Other receivables and deposits	18,238	19,444
Less: Loss allowance	(16,483)	(16,483)
	1,755	2,961
Prepayments	2,025	238
Total other receivables, deposits and prepayments	3,780	3,199

Notes:

All balances of other receivables and prepayments are from independent third parties. The carrying amounts of other receivables approximate their fair values. The maximum exposure to credit risk of the other receivables at the reporting date was the carrying value of each class of receivables.

As at 31 December 2025, allowance for ECLs were fully made for other receivables that due for more than one year which was approximately RMB16,483,000. No further provision made for the six months ended 30 June 2026.

14. RESTRICTED CASH AND CASH EQUIVALENTS

		As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Cash and bank balances			
Short-term bank deposits		–	1,435
Cash at bank and in hand		10,515	19,898
		10,515	21,333
Less: Restricted cash secured for others		(1,659)	(3,007)
Cash and cash equivalents		8,856	18,326
Denominated in:			
— RMB	*Note*	9,152	16,071
— US dollar ("US$")		144	5,131
— HK dollar ("HK$")		1,219	131
		10,515	21,333

Note: The conversion of RMB denominated balances into foreign currencies and the remittance of such foreign currencies denominated bank balances and cash out of the PRC are subject to relevant rules and regulations of foreign exchange control promulgated by the PRC government.

15. TRADE PAYABLES, ACCRUALS AND OTHER PAYABLES

	Notes	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Trade payables			
— Deconsolidated Subsidiaries	*17(c)*	**15,519**	14,008
— Third parties		**21,161**	21,139
	(a)	**36,680**	35,147
Accruals and other payables	*(b)*		
Accrued taxes and surcharges before completion and settlement of project		**321**	827
Other payables and accruals			
— Third parties		**20,748**	24,600
Receipt in advance, rental and other deposits from residents and tenants			
— Deconsolidated Subsidiaries		**27**	22
— Third parties		**50,857**	49,470
Accrued staff salaries and bonuses		**11,556**	11,684
		83,509	86,603

Notes:

(a) The ageing analysis of trade payables as at the respective reporting date, based on the transaction date, are as follows:

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Within 30 days	**5,254**	7,876
Over 30 days and within 90 days	**1,099**	3,610
Over 90 days and within 365 days	**9,744**	3,037
Over 365 days	**20,583**	20,624
Total trade payables	**36,680**	35,147

(b) Accruals and other payables are unsecured, interest-free, repayable on demand and non-trade in nature.

16. BANK AND OTHER BORROWINGS

	Notes	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Current			
Bank borrowing			
— Secured	*(a, c)*	**372,095**	369,130
Notes			
— Secured	*(a)*	**2,332,325**	2,300,076
Bonds			
— Unsecured	*(b)*	**2,765,937**	2,562,384
Other borrowing			
— Unsecured	*(d)*	**10,941**	10,908
Total	*(e)*	**5,481,298**	5,242,498

Notes:

(a) As at 30 June 2026 and 31 December 2025, the Group's certain loan facilities were secured by:

— Certain properties held by Deconsolidated Subsidiaries;

— Personal guarantee provided by Mr. Yu or together with his spouse (Note 23); and

— A share charge of the entire shareholding interest over Winprofit Investment Enterprises Limited, a deconsolidated subsidiary.

(b) As at 30 June 2026, all the Group's borrowings were either overdue or immediately repayable despite the original contractual repayment dates of some of these borrowings are beyond twelve months after 30 June 2026.

16. BANK AND OTHER BORROWINGS *(Continued)*

Notes: (Continued)

(c) During the year ended 31 December 2023, a bank in Hong Kong initiated certain legal actions against the Group in respect of a bank borrowing which was defaulted in 2022 with an outstanding principal amount of HK$180,376,000 (approximately RMB156,183,000) and the interest and default interest payables of approximately HK$249,357,000 (approximately RMB215,912,000)as at 30 June 2026 (31 December 2025: an outstanding principal amount of HK$180,376,000 (approximately RMB161,860,000) and the interest and default interest payables of approximately HK$230,982,000 (approximately RMB207,270,000)).

The bank borrowing was mainly secured by certain properties located in the PRC which held under a deconsolidated subsidiary as at 30 June 2026 and 100% equity interest of a deconsolidated subsidiary incorporated in Hong Kong (the "**Charged Shares**"), which is the immediate holding company of the company incorporated in the PRC holding the said properties (31 December 2025: Same).

The legal actions mainly include (i) an arbitration in the PRC initiated by the bank which resulted in a legal proceeding with the Guangdong Province Guangzhou City Intermediate People's Court of the PRC and (ii) an appointment of joint and several receivers and managers (the "**Receiver**"), as explained in Note 2(g)(i) of the Group's annual financial statements for the year ended 31 December 2025, over Charged Shares which could be registered under the names of the Receiver, pursuant to the powers contained in the respective loan agreement.

As at 30 June 2026, Guangdong Province Guangzhou City Intermediate People's Court of the PRC has initiated and completed an enforcement proceeding which had auctioned all the pledged properties of the aforementioned deconsolidated subsidiary. Based on the distribution plan, the bank has entitled a total amount of approximately RMB162,440,000. During the year ended 31 December 2025, the bank has received approximately HK$168,163,000 (approximately RMB150,900,000) as settlement of the bank borrowings. For the remaining unsettled amounts, as disclosed in Note 2(e), the Current Management concluded that upon the completion of the proposed Scheme of Arrangement, the Admitted Claims against the Company (including all the bank and other borrowings of the Group) will be compromised and discharged in full in accordance with the terms of Scheme of Arrangement.

(d) As at 30 June 2026, the Group had an unsecured other borrowing from independent third party which was a non-financial institution with aggregated principal amount of approximately RMB10,188,000 (USD1,500,000). The other borrowing carried fixed interest rate of 5% per annum and repayable in March 2026. As at 30 June 2026, the accrued unpaid and default interests thereon amounting to approximately RMB753,000 (approximately USD111,000) (2025: accrued unpaid interests thereon amounting to approximately RMB173,000 (approximately USD24,000)).

(e) The effective interest rates of borrowings (including default interest) are ranged from 5.00% to 20.00%.

(f) As disclosed in Note 2(e), the Current Management concluded that upon the completion of the proposed Scheme of Arrangement, the Admitted Claims against the Company (including all the bank and other borrowings of the Company) will be compromised and discharged in full in accordance with the terms of Scheme of Arrangement.

17. DECONSOLIDATED SUBSIDIARIES

(a) The following is a list of the subsidiaries which have been deconsolidated from 1 July 2024:

Name of deconsolidated subsidiaries	Place of incorporation/ establishment/ operation	Principal activities
Blooming Crystal Limited	BVI	Dormant
Charm Max Investments Limited	Hong Kong	Investment holding
重慶核盛房地產開發有限公司 (Chongqing Hesheng Real Estate Development Company Limited)*	PRC	Property development in the PRC
重慶譽盛房地產開發有限公司 (Chongqing Yusheng Real Estate Development Company Limited)*	PRC	Property development in the PRC
Double Blessings Investments Limited	BVI	Investment holding
Fine Luck Group Limited	BVI	Investment holding
Fortunate Start Investments Limited	BVI	Investment holding
Gold City Investments Limited	Hong Kong	Dormant
Golden Faith Investments Limited	Hong Kong	Dormant
Graceful China Limited	Hong Kong	Investment holding
廣西眾摯易舉投資有限公司 (Guangxi Zhongqing Yiju Investment Company Limited)*	PRC	Property development in the PRC
廣州創富置業有限公司 (Guangzhou Chuangfu Realty Company Limited)*	PRC	Investment holding
廣州市創豪譽置業有限公司 (Guangzhou Chuanghaoyu Realty Company Limited)*	PRC	Investment holding and property leasing in the PRC
廣州市創景置業有限公司 (Guangzhou Chuangjing Realty Company Limited)*	PRC	Dormant

17. DECONSOLIDATED SUBSIDIARIES *(Continued)*

(a) The following is a list of the subsidiaries which have been deconsolidated from 1 July 2024: *(Continued)*

Name of deconsolidated subsidiaries	Place of incorporation/ establishment/ operation	Principal activities
廣州市創澳置業有限責任公司 (Guangzhou Chuangao Realty Company Limited)*	PRC	Dormant
廣州市創譽置業有限公司 (Guangzhou Chuangyu Realty Company Limited)*	PRC	Investment holding
廣州市創粵置業有限公司 (Guangzhou Chuangyue Realty Co. Ltd)*	PRC	Investment holding
廣州市創越置業有限公司 (Guangzhou Chuangyue Realty Company Limited)*	PRC	Investment holding
廣州市豐譽置業有限責任公司 (Guangzhou Fengyu Realty Company Limited)*	PRC	Investment holding
廣州海涌房地產有限公司 (Guangzhou Haichong Property Limited)*	PRC	Property development in the PRC
廣州市豪浚置業有限責任公司 (Guangzhou Haojun Realty Company Limited)*	PRC	Investment holding
廣州恆圖投資有限公司 (Guangzhou Hengtu Investment Company Limited)*	PRC	Investment holding
廣州市坤創置業有限責任公司 (Guangzhou Kunchuang Realty Company Limited)*	PRC	Investment holding
廣州盛享商務服務有限公司 (Guangzhou Shengxiang Business Services Company Limited)*	PRC	Dormant
廣州市天鳳有限責任公司 (Guangzhou Tianfeng Company Limited)*	PRC	Property development in the PRC
廣州天譽共享服務有限公司 (Guangzhou Tianyu Sharing Services Company Limited)*	PRC	Provision of property development project management services in the PRC

17. DECONSOLIDATED SUBSIDIARIES *(Continued)*

(a) The following is a list of the subsidiaries which have been deconsolidated from 1 July 2024: *(Continued)*

Name of deconsolidated subsidiaries	Place of incorporation/ establishment/ operation	Principal activities
廣州市譽城房地產開發有限公司 (Guangzhou Yucheng Real Estate Development Company Limited)*	PRC	Property development in the PRC
廣州市譽恆置業有限公司 (Guangzhou Yuheng Realty Company Limited)*	PRC	Investment holding
廣州市譽華置業有限公司 (Guangzhou Yuhua Realty Company Limited)*	PRC	Dormant
廣州譽浚諮詢服務有限公司 (Guangzhou Yu Jun Consulting Service Company Limited)*	PRC	Investment holding and provision of property development project management services in the PRC
廣州市譽勝置業有限公司 (Guangzhou Yusheng Realty Company Limited)*	PRC	Investment holding
廣州洲頭咀發展有限公司 (Guangzhou Zhoutouzui Development Limited)@	Hong Kong	Investment holding in Hong Kong
桂林荔蒲天譽文旅投資有限公司 (Guilin Lipu Tianyu Wenlu Investment Company Limited)*	PRC	Property development in the PRC
江西新好景實業發展有限公司 (Jiangxi Xinhaojing Industrial Development Company Limited)*	PRC	Property development in the PRC
昆明創澳置業有限公司 (Kunming Chuangao Realty Company Limited)*	PRC	Property development in the PRC
Lead Wealth Group Limited	BVI	Investment holding
Long World Trading Limited	BVI	Investment holding
Lucky Noble Investments Limited	Hong Kong	Dormant
Mass Joy Investment Enterprises Limited	BVI	Investment holding
Max Leader Investments Limited	Hong Kong	Investment holding

17. DECONSOLIDATED SUBSIDIARIES *(Continued)*

(a) The following is a list of the subsidiaries which have been deconsolidated from 1 July 2024: *(Continued)*

Name of deconsolidated subsidiaries	Place of incorporation/ establishment/ operation	Principal activities
Moon City Holdings Limited	BVI	Investment holding
南寧天譽巨成置業有限公司 (Nanning Tianyu Jucheng Realty Company Limited)*	PRC	Property development in the PRC
南寧天譽巨榮置業有限公司 (Nanning Tianyu Jurong Realty Company Limited)* ("**Tianyu Jurong**")	PRC	Property development in the PRC
南寧天譽新景置業有限公司 (Nanning Tianyu Xinjing Realty Company Limited)*	PRC	Property development in the PRC
南寧天譽譽浚投資有限公司 (Nanning Tianyu Yujun Investment Company Limited)*	PRC	Investment holding
New Aim Investments Limited	BVI	Investment holding
Nice Future Investments Limited	Hong Kong	Dormant
Rich Apex Limited	Hong Kong	Investment holding
深圳前海迪創投資管理有限公司 (Shenzhen Qianhai Dichuang Investment Management Company Limited)*	PRC	Investment holding
深圳市新圍房地產開發有限公司 (Shenzhen Xinwei Property Development Company Limited)*	PRC	Property development in the PRC
深圳譽馬企業管理有限公司 (Shenzhen Yuma Enterprise Management Co., Ltd.)*	PRC	Dormant
Sky Crown International Limited	Hong Kong	Dormant
Sky Double Development Limited	Hong Kong	Dormant
天譽諮詢服務有限公司 Skyfame Consultancy Services Company Limited	Hong Kong	Investment holding

17. DECONSOLIDATED SUBSIDIARIES *(Continued)*

(a) The following is a list of the subsidiaries which have been deconsolidated from 1 July 2024: *(Continued)*

Name of deconsolidated subsidiaries	Place of incorporation/ establishment/ operation	Principal activities
Skyfame International Holdings Limited	BVI	Provision of financing
Skyfame Investments Management Limited	Hong Kong	Provision of management services to group entities and investment holding in Hong Kong
Smart Aim Investments Limited	Hong Kong	Dormant
Smart Rainbow Investments Limited	Hong Kong	Dormant
Smart Sail Group Limited	BVI	Investment holding
Solar Apex Investments Limited	BVI	Investment holding
Sun Region Investments Limited	Hong Kong	Dormant
天津創豪譽企業管理諮詢有限公司 (Tianjin Chuanghaoyu Enterprise Management Consulting Company Limited)*	PRC	Dormant
Top Max Development Limited	Hong Kong	Investment holding
Trenco Holdings Limited	Hong Kong	Investment holding
True Bliss Developments Limited	BVI	Investment holding
Waymax Investments Limited	Hong Kong	Investment holding
Well Top Development Limited	Hong Kong	Dormant
Winprofit Investment Enterprises Limited	BVI	Investment holding
徐州嘉譽置業有限公司 (Xuzhou Jiayu Realty Company Limited)*	PRC	Property development in the PRC
徐州譽城置業有限公司 (Xuzhou Yucheng Realty Company Limited)*	PRC	Property development in the PRC

17. DECONSOLIDATED SUBSIDIARIES *(Continued)*

(a) The following is a list of the subsidiaries which have been deconsolidated from 1 July 2024: *(Continued)*

Name of deconsolidated subsidiaries	Place of incorporation/ establishment/ operation	Principal activities
徐州建譽置業有限公司 (Xuzhou Jianyu Realty Company Limited)*	PRC	Property development in the PRC
雲南安化房地產開發有限責任公司 (Yunnan Anhua Real Estate Development Company Limited)*	PRC	Property development in the PRC
永州天譽旅遊發展有限公司 (Yongzhou Tianyu Tourism Development Company Limited)*	PRC	Property development in the PRC
中山市天譽萬利房地產開發有限公司 (Zhongshan Tianyu Wanli Property Development Company Limited)*	PRC	Property development in the PRC
珠海市豪浚房地產開發有限公司 (Zhuhai Haojun Property Development Company Limited)*	PRC	Property development in the PRC

* English name is for identification purpose only

@ Companies under receivership

17. DECONSOLIDATED SUBSIDIARIES *(Continued)*

(b) Trade receivables with/Amounts due from the Deconsolidated Subsidiaries

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Trade receivables with Deconsolidated Subsidiaries, gross *(Note 12)*	**47,485**	47,681
Less: Loss allowance	**(47,485)**	(47,681)
	–	–
Amounts due from Deconsolidated Subsidiaries, gross	**7,444,246**	7,438,541
Less: Loss allowance	**(7,444,246)**	(7,438,541)
	–	–

At 30 June 2026 and 31 December 2025, the balance are unsecured, interest free and repayable on demand.

As disclosed in Note 2(f) to the Group's annual financial statements for the year ended 31 December 2024, the amounts owed to the Remaining Group by any of the Excluded Subsidiaries shall be transferred to the Scheme Company, thus no amount shall be owed to the Remaining Group by the Excluded Subsidiaries upon the effective date of the Scheme of Arrangement.

(c) Trade payables with/Amounts due to the Deconsolidated Subsidiaries

At 30 June 2026 and 31 December 2025, the balances are unsecured, interest free and repayable on demand.

As disclosed in Note 2(f) to the Group's annual financial statements for the year ended 31 December 2024, the Current Board and the JPLs concluded that upon the completion of the proposed Scheme of Arrangement, the Admitted Claims against the Company (including the trade payables and the amounts due to the Deconsolidated Subsidiaries of the Company) will be compromised and discharged in full in accordance with the terms of Scheme of Arrangement. Following the execution of Deed of Undertakings, there would be no amount shall be owed by the Group to the Excluded Subsidiaries.

18. SUBSIDIARIES

Details of the Company's subsidiaries as at each reporting date are as follows:

Name of subsidiaries	Place of incorporation/ establishment/ operation	Particulars of issued ordinary shares/paid-up capital		Percentage of equity interest held by the Company				Principal activities
		2026	2025	2026 Directly	2026 Indirectly	2025 Directly	2025 Indirectly	
Skyfame Inno Youth Smart Link Services Limited	Cayman Island	US$1	US$1	100%	–	100%	–	Investment holding
Skyfame Inno Youth Limited	BVI	US$1	US$1	–	100%	–	100%	Investment holding
Skyfame Services Limited	Hong Kong	HK$1	HK$1	–	100%	–	100%	Investment holding
廣州譽創投資控股有限公司 (Guangzhou Yuchuang Investment Holdings Co. Ltd)*	PRC	RMB2,334,500	RMB2,334,500	–	99%	–	99%	Investment holding
廣州市天譽物業管理有限公司 (Guangzhou Tianyu Property Management Company Limited)*£	PRC	RMB53,000,000	RMB53,000,000	–	99%	–	99%	Property management services in the PRC
廣州市天譽科技創新投資有限公司 (Guangzhou Tianyu Technology Innovative Company Limited)*^	PRC	RMB800,000	RMB800,000	–	99%	–	99%	Property management services in the PRC
廣州市天譽房產經紀有限公司 (Guangzhou Tianyu Property Agency Company Limited)*^	PRC	–	–	–	99%	–	99%	Property management services in the PRC
廣州市譽享家生活服務有限公司 (Guangzhou Yuxiang Jiashenghuo Services Company Limited)*^	PRC	–	–	–	99%	–	99%	Property management services in the PRC
南寧魚窩企業孵化器有限公司 (Nanning Yuwo Qiye Fuhuaqi Company Limited)*^	PRC	–	–	–	99%	–	99%	Commercial operation in the PRC
廣州魚窩孵化器管理有限公司 (Guangzhou Yuwo Fuhuaqi Management Company Limited)*^	PRC	–	–	–	99%	–	99%	Commercial operation in the PRC
重慶魚窩企業孵化器管理有限公司 (Chongqing Yuwo Qiye Fuhuaqi Management Company Limited)*^	PRC	–	–	–	99%	–	99%	Commercial operation in the PRC

18. SUBSIDIARIES *(Continued)*

Name of subsidiaries	Place of incorporation/ establishment/ operation	Particulars of issued ordinary shares/paid-up capital		Percentage of equity interest held by the Company				Principal activities
		2026	2025	2026 Directly	2026 Indirectly	2025 Directly	2025 Indirectly	
重慶魚先生商業運營管理有限公司 (Chongqing Yuxiansheng Business Operations Management Company Limited)*^	PRC	–	–	–	99%	–	99%	Property management services in the PRC
重慶市家譽物業管理有限公司 (Chongqing Jiayu Property Management Co., Ltd.)*^	PRC	–	–	–	99%	–	99%	Property management services in the PRC
徐州市天譽物業管理有限公司 (Xuzhou Tianyu Property Management Company Limited)*^	PRC	–	–	–	99%	–	99%	Property management services in the PRC
廣東天譽物業管理有限公司 (Guangdong Tianyu Property Management Company Limited)*^ (Incorporated on 21 November 2025)	PRC	–	–	–	99%	–	99%	Inactive

* English name is for identification purpose only

^ The subsidiaries will be subsequently to be included in the Scheme of Arrangement as stated in Note 2(f).

19. FINANCIAL GUARANTEE CONTRACTS

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Guarantees given to banks and other financial institutions for loan facilities granted to Deconsolidated Subsidiaries	**10,064,346**	10,064,346

The Company has provided guarantees to banks and other financial institutions on behalf of certain Deconsolidated Subsidiaries for their loan facilities and may be liable for any outstanding indebtedness in the event of default by these Deconsolidated Subsidiaries.

As disclosed in Note 2(f) to the Group's annual financial statements for the year ended 31 December 2025, the Current Management concluded that upon the completion of the proposed Scheme of Arrangement, the Admitted Claims against the Company (including the bank and other borrowings of these Deconsolidated Subsidiaries) will be compromised and discharged in full in accordance with the terms of Scheme of Arrangement. Accordingly, no material provision of ECL has been recognised in respect of these financial guarantees as at 30 June 2026 and 31 December 2025.

20. SHARE CAPITAL AND SHARE PREMIUM

	Number of shares Ordinary share capital '000	Nominal value Ordinary share capital HK$'000	Equivalent nominal value of ordinary share capital RMB'000	Share premium RMB'000	Total RMB'000
Authorised:					
At 1 January 2025, 31 December 2025, 1 January 2026 and 30 June 2026	90,000,000	300,000	311,316		
Issued and fully paid:					
At 31 December 2025 (Audited), 1 January 2026 and 30 June 2026 (Unaudited)	8,446,331	28,234	26,092	940,898	966,990

21. RESERVES

	Share-based payment reserve RMB'000	Foreign exchange reserve RMB'000	Other reserves RMB'000	Accumulated losses RMB'000	Total RMB'000
Balance at 1 January 2026 (Audited)	–	(7,971)	1,074,672	(9,887,551)	(8,820,850)
Loss for the period	–	–	–	(253,473)	(253,473)
Other comprehensive loss	–	4,013	–	–	4,013
Balance at 30 June 2026 (Unaudited)	–	(3,958)	1,074,672	(10,141,024)	(9,070,310)
Balance at 1 January 2025 (Audited)	1,189	(11,136)	1,074,672	(9,687,706)	(8,622,981)
Reallocation of lapsed options from share-based payment reserve to accumulated losses	(1,189)	–	–	1,189	–
Loss for the period	–	–	–	(174,155)	(174,155)
Other comprehensive loss	–	4,760	–	–	4,760
Balance at 30 June 2025 (Unaudited)	–	(6,376)	1,074,672	(9,860,672)	(8,792,376)

The following describes the nature and purpose of each reserve within owners' equity:

Share-based payment reserve	The reserve comprises the fair value of the actual or estimated number of unexercised share options granted to employees of the Group recognised in accordance with the accounting policy adopted for share-based payments.
Foreign exchange reserve	The amount represents gains/losses arising from the translation of the financial statements of foreign operations.

22. SHARE OPTION SCHEME

Pursuant to a resolution passed on 9 June 2015, a share option scheme was adopted (the "**2015 Scheme**").

The Company operates the 2015 Scheme for the purposes of continuing the provision of incentives or rewards to eligible participants. The Board may at its discretion, grant share options to any of the eligible participants. Eligible participants of the 2015 Scheme include (i) any employee or proposed employee; and (ii) any directors of any member of the Group or any invested entity, and for the purpose of the 2015 Scheme, share options may be granted to any company wholly owned by one or more persons belonging to any of the above classes of participants. The 2015 Scheme became effective on 9 June 2015 and, unless otherwise cancelled or amended, will remain in force for 10 years from that date.

The exercise price in respect of any particular option shall be such price as determined by the Board in its absolute discretion but in any case the exercise price shall not be less than the highest of (i) the closing price of the shares of the Company as stated in the daily quotation sheets of the Stock Exchange on the date of grant; (ii) the average of the closing prices of the shares as stated in the daily quotation sheets of the Stock Exchange for the five business days immediately preceding the date of grant; and (iii) the nominal value of the shares of the Company.

As at 30 June 2026, no share options granted under 2015 scheme were outstanding (31 December 2025: Same).

Details of the movement of the share options are as follows:

Date of grant	Exercise period	Exercise price per share before the completion of share sub-division	Adjusted exercise price per share	Number of options outstanding at 1 January 2025	Options exercised	Options lapsed/ cancelled	Number of options outstanding at 31 December 2025
26 June 2015	26 June 2016 to 25 June 2025	HK$1.0820	HK$0.3607	5,020,500	–	(5,020,500)	–
26 June 2015	26 June 2017 to 25 June 2025	HK$1.0820	HK$0.3607	2,816,600	–	(2,816,600)	–
26 June 2015	26 June 2018 to 25 June 2025	HK$1.0820	HK$0.3607	8,985,233	–	(8,985,233)	–
26 June 2015	26 June 2019 to 25 June 2025	HK$1.0820	HK$0.3607	11,958,500	–	(11,958,500)	–
26 June 2015	26 June 2021 to 25 June 2025	HK$1.0820	HK$0.3607	11,426,600	–	(11,426,600)	–
26 June 2015	26 June 2022 to 25 June 2025	HK$1.0820	HK$0.3607	13,642,500	–	(13,642,500)	–
26 June 2015	26 June 2022 to 25 June 2025	HK$1.0820	HK$0.3607	13,545,000	–	(13,545,000)	–
				67,394,933	–	(67,394,933)	–
Weighted average exercise price				HK$0.3607		HK$0.3607	
Directors and other employees				67,394,933		(67,394,933)	

23. COMMITMENTS

Operating leases commitments

At the end of the reporting period, the Group had commitments for future minimum lease payments under non-cancellable operating leases in respect of office premises and staff quarters which fall due as follows:

	As at 30 June 2026 RMB'000 (Unaudited)	As at 31 December 2025 RMB'000 (Audited)
Within one year	130	204

24. RELATED PARTY TRANSACTIONS

(a) Transactions with related parties

During the six months ended 30 June 2026, the Group had rental income of approximately RMB5,400 received from a related party. Other than the aforementioned, there were no other material transactions with related party.

(b) Personal guarantee by the ultimate controlling shareholder

As at 30 June 2026 and 31 December 2025, Mr. Yu and his spouse had provided guarantee to banks in respect of the loan facilities extended to the Company as disclosed in Note 16(a).

(c) Compensation of key management personnel

The remuneration of members of senior management, including Directors' emoluments, incurred during the six months ended 30 June 2026 and 2025 is as follows:

	Six months ended 30 June	
	2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited)
Short-term benefits	638	2,026
Other long-term benefits	95	102
	733	2,128

25. CONTINGENT LIABILITIES

As at 30 June 2026 and 31 December 2025, the Group has been involved in several lawsuits, provision has been made for the probable losses to the Group based on management's assessment on the outcome of the lawsuits and none of these is expected to have a significant effect on the condensed consolidated financial statements of the Group. Other than those disclosed elsewhere in the financial statements, the Group has no other significant contingent liabilities.

26. EVENTS AFTER THE REPORTING PERIOD

Save as disclosed in elsewhere to the consolidated financial statements, there were no other significant events that may affect the business operation and/or the financial position of the Group subsequent to 30 June 2026.

INTERIM DIVIDEND

The Board does not recommend the payment of interim dividend in respect of the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND/OR SHORT POSITIONS IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY

As at 30 June 2026, none of the Directors and chief executive of the Company had any interests and short positions in the shares of the Company (the "**Shares**"), underlying Shares and debentures of the Company or any of its associated corporation(s) (within the meaning of Part XV of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) (the "**SFO**")) which were required, (i) pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO) to be notified to the Company and the Stock Exchange, or (ii) pursuant to Section 352 of the SFO, to be entered in the register referred to therein, or (iii) pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in the Appendix C3 to the Rules Governing the Listing of Securities (the "**Listing Rules**") on the Stock Exchange, to be notified to the Company and the Stock Exchange.

SUBSTANTIAL SHAREHOLDERS AND OTHER PERSON'S INTERESTS AND/OR SHORT POSITIONS IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY

At 30 June 2026, so far as known to any Directors or chief executive of the Company, the following persons (other than a Director or chief executive of the Company) had, or were deemed or taken to have interests or short positions in the Shares or underlying Shares which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO as recorded in the register required to be kept by the Company under Section 336 of the SFO:

Interests in the Shares or underlying Shares

Name of shareholder	Capacity	Number of Shares and underlying Shares		Approximate shareholding percentage *(Note 2)*
Leung Wai Kei	Person having a security interest in shares	4,255,493,221 *(Note 1)*	(long)	50.38%

Notes:

1 The entire issued share capital of Cosmos Tianyu was previously ultimately and beneficially wholly-owned by Mr. Yu. On 22 August 2023, Mr. Chan Leung Lee of RSM Hong Kong Advisory Limited and Mr. Yuen Tze Chun, Frank of Frank Forensic and Corporate Recovery Limited have been appointed as the joint and several receivers over the entire issued share capital of Cosmos Tianyu. The JPLs have been informed by Mr. Leung Wai Kei that China Securities Limited, in whose favour the shares held by Cosmos Tianyu were charged, has ceased operations and that the loan, together with all related security interests and collateral, was assigned to him on 28 November 2025. The JPLs have been informed by the sole director of Cosmos Tianyu that the entire issued share capital of Cosmos Tianyu is ultimately owned by Mr. Chan Leung Lee (acting as the receiver).

2 For the purpose of this section, the shareholdings percentage in the Company was calculated on the basis of 8,446,331,365 Shares in issue as at 30 June 2026.

Save as disclosed above, as at 30 June 2026, the Company had not been notified by any other persons or corporations who had any long or short position in the Shares and/or underlying Shares, which were required to be recorded in the register required to be kept by the Company pursuant to section 336 of Part XV of the SFO.

SHARE OPTIONS SCHEME

Pursuant to a resolution passed on 9 June 2015, a share option scheme was adopted (the "**2015 Scheme**").

The Company has adopted the 2015 Scheme to continue to provide incentives and rewards to eligible participants including the Directors and employees of the Group for contribution they have made or may make to the Group and to enable the Group to recruit and retain high-calibre employees and attract human resources that are valuable to the Group and/or any entity in which the Group holds any equity interest. The 2015 Scheme became effective on 9 June 2015 and, expired on 9 June 2025. Under the 2015 Scheme, the Directors are authorized, at their absolute discretion, to invite any employee and any directors (including executive and non-executive and independent non-executive directors) of any member of the Group or of any entity in which the Group holds any equity interest who is eligible to participate in the 2015 Scheme, to take up the options. Details of the 2015 Scheme are set out in the Company's circular dated 27 April 2015. Upon expiration of the 2015 Scheme, no further options can be granted.

As at 30 June 2026, no share options granted under 2015 Scheme were outstanding.

Movements of the share options granted under the 2015 Scheme during the six months ended 30 June 2026 are set out in the financial note 22.

CORPORATE GOVERNANCE

Saved as disclosed below, none of the Directors is aware of information that would reasonably indicate that the Company is not, or was not for any part of the accounting period covered by the Interim Financial Statements, in compliance with the code provisions in the Corporate Governance Code as set out in Appendix C1 to the Listing Rules.

1. Code Provision C.1.7 — An issuer should arrange appropriate insurance cover in respect of legal action against its directors.

   Since the trading in the shares has been suspended since 1 April 2025, there was no insurance coverage in respect of legal action against its directors. The Company will arrange appropriate insurance cover when appropriate.

2. Code Provision D.2.2 — The issuer should have an internal audit function.

   Since the trading in the shares has been suspended since 1 April 2025, there was no internal audit function. The Company has engaged external service provider during the year 2026 to perform independent review of the Group's internal control systems.

DIRECTORS' SECURITIES TRANSACTION

The Company has adopted its own Code of Conduct for Securities Transactions by Directors and Relevant Employees of the Company (the "**Code**") on terms no less exact than the required standard set out in the Model Code for Securities Transactions by Directors of Listed Companies as contained in Appendix C3 to the Listing Rules and the Code is updated from time to time in accordance with the Listing Rules requirements. Following specific enquiry by the Company, all Directors confirmed that they have complied with the required standards as set out in the Code throughout the year under review.

NON-COMPLIANCE WITH THE LISTING RULES IN RELATION TO BOARD COMPOSITION

1. The total number of independent non-executive directors accounts for less than one third of the Board as required under Rule 3.10A of the Listing Rules;

2. The number of independent non-executive directors and the number of members of the Audit Committee have become less than three which are below the minimum requirement prescribed under Rules 3.10(1) and 3.21 of the Listing Rules respectively;

3. Since there is no independent non-executive director, none of the independent non-executive Directors possesses appropriate professional qualifications or accounting or related financial management expertise as required under Rule 3.10(2) of the Listing Rules;

4. The Remuneration Committee only consists of one member who is not an independent non-executive Director, and hence the Company does not meet all the requirements of Rule 3.25 of the Listing Rules as the Remuneration Committee does not comprise a majority of independent non-executive directors as members;

5. There is a vacancy for the chairman of the Remuneration Committee resulting in non-compliance with the requirement prescribed under Rule 3.25 of the Listing Rules;

6. The Nomination Committee only consists of one member who is not an independent non-executive Director, hence the Company does not meet all the requirements of Rule 3.27A of the Listing Rules as the Nomination Committee does not comprise a majority of independent non-executive directors as members;

7. There is a vacancy for the company secretary resulting in non-compliance with the requirement prescribed under Rule 3.28 of the Listing Rules; and

8. Following the resignations of Ms. Cheung Wing Ka as Independent Non-executive Director of the Company with effect from 26 August 2025, the Company does not meet the requirement pursuant to Rule 13.92 of the Listing Rules which states that the Stock Exchange will not consider diversity to be achieved for a single gender board. The Company has no other female Directors following the resignation of Ms. Cheung Wing Ka.

The above non-compliances arose due to the resignation of certain Directors. Pursuant to Rules 3.11 and 3.27 of the Listing Rules, the Company should appoint suitable candidates to fill the vacancies within three months after failing to meet the requirements under the Listing Rules from the date of resignation of the Directors.

However, the process of identifying suitable candidates to fill the vacancies in order to re-comply with the Listing Rules was halted since the Company was ordered to be wound up on 14 November 2025.

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

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities for the six months ended 30 June 2026.

Other Information

REVIEW OF UNAUDITED INTERIM FINANCIAL STATEMENTS

The unaudited interim financial information of the Group for the six months ended 30 June 2026 has not been reviewed nor audited by the Company's auditor. Following the change of the Board's composition, there is no member in the Audit Committee. The interim results contained herein have not been reviewed by the Audit Committee.