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E-House (China) Enterprise Holdings Limited

易居（中國）企業控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2048)

TERMINATION OF CONTRACTUAL ARRANGEMENTS

Reference is made to the circular of E-House (China) Enterprise Holdings Limited (the “**Company**”, together with its subsidiaries and consolidated affiliated entities, the “**Group**”) dated 14 October 2020 and announcement of the Company dated 4 November 2020 (the “**2020 Announcement**”) in relation to the acquisition of a majority equity interest in Leju Holdings Limited (“**Leju**”) by the Company (the “**Acquisition**”).

As disclosed in the 2020 Announcement, upon completion of the Acquisition, Leju became a subsidiary of the Company and its financial results became consolidated into those of the Group. Due to PRC restrictions on foreign investment in the internet and advertising industries, Leju conducts part of its business through a series of contractual arrangements with its affiliated PRC entities, namely Beijing Yisheng Leju Information Services Co., Ltd. (“**Beijing Leju**”), Shanghai Yi Xin E-Commerce Co., Ltd. (currently known as Shanghai Leju Hao Fang Information Service Co., Ltd. (“**Leju Hao Fang**”)) and Beijing Jiajujiu E-Commerce Co., Ltd. (“**Beijing Jiajujiu**”), and their respective shareholders. Further details of the contractual arrangements are set out in the 2020 Announcement and in the section headed “Appendix II – Financial Information of Leju – VIE Arrangements” in the Circular.

Beijing Leju was principally engaged in online advertising (being services which allow customers to place advertisements on online media and platforms owned by the Leju group and other independent publishers) and the e-commerce business in the PRC real estate industry. In recent years, the Group’s operations have been negatively affected by the continued and unprecedented downturn in the PRC real estate industry, resulting in a significant decline in the contribution of Leju to the Group’s businesses. In particular, Leju has substantially ceased the e-commerce business whereby Leju sold discount coupons to potential real estate buyers, and the amount of online advertising business has also decreased substantially and is mainly being carried out by Beijing Jiajujiu. As a result, Beijing Leju no longer makes meaningful contribution to Leju’s and the Group’s business. In light of the above, the Company decided that it would be in the best interests of the Company and its shareholders to terminate the contractual arrangements in respect of Beijing Leju (the “**Beijing Leju Contractual Arrangements**”). Accordingly, the relevant parties entered into termination agreements to terminate the Beijing Leju Contractual Arrangements.

As at the date of this announcement, the Beijing Leju Contractual Arrangements have been terminated, As a result, each of Beijing Leju and Leju Hao Fang (being a subsidiary of Beijing Leju principally engaged in real estate e-commerce) ceased to be a consolidated affiliated entity of the Group and the financial results of each of Beijing Leju and Leju Hao Fang ceased to be consolidated into those of the Group. For the avoidance of doubt, the contractual arrangements in relation to Beijing Jiajujiu remain in effect and Leju remains a subsidiary of the Company.

By order of the Board
E-House (China) Enterprise Holdings Limited
Zhou Xin
Chairman

Hong Kong, 19 January 2026

As at the date of this announcement, the Board comprises Mr. Zhou Xin as Chairman and executive Director, Mr. Huang Canhao, Dr. Cheng Li-Lan and Dr. Ding Zuyu as executive Directors, Mr. Chen Daiping, Ms. Zhou Tianfeng and Ms. Xu Wenya as non-executive Directors, and Mr. Zhang Bang, Mr. Zhu Hongchao, Mr. Wang Liqun and Mr. Li Jin as independent non-executive Directors.