# Ye Xing Group Holdings Limited
# 燁星集團控股有限公司

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 1941)**

## ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2026

**INTERIM RESULTS HIGHLIGHTS**

- For the six months ended 30 June 2026, the Group's total revenue was approximately RMB169.5 million, representing a slight decrease of approximately RMB3.6 million or approximately 2.1% as compared to approximately RMB173.1 million for the corresponding period in 2025. For the six months ended 30 June 2026, revenue generated from property management services, property developer related services and value-added services contributed approximately 92.6%, 1.3% and 6.1% to the total revenue, respectively.

- The revenue generated from the property management services segment was approximately RMB157.0 million, decreased slightly by approximately 0.3% as compared to the corresponding period in 2025. As at 30 June 2026, the total revenue-bearing GFA under management was approximately 13.4 million sq.m. which was consistent with that as at 31 December 2025.

- The revenue generated from property developer related services was approximately RMB2.1 million, increased by approximately 31.3% as compared with the corresponding period in 2025.

- The revenue generated from value-added services was approximately RMB10.4 million, decreased by approximately 25.7% as compared with the corresponding period in 2025.

- The profit and total comprehensive income for the period amounted to approximately RMB17.3 million, representing an increase of approximately 35.2% as compared with the corresponding period in 2025.

The Board announces the unaudited consolidated results of the Group for the six months ended 30 June 2026, with comparative figures for the six months ended 30 June 2025.

## CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

*For the six months ended 30 June 2026*

| | | Six months ended 30 June | |
|---|---|---|---|
| | | **2026** | 2025 |
| | *NOTES* | ***RMB'000*** | *RMB'000* |
| | | **(unaudited)** | (unaudited) |
| Revenue | 3 | **169,515** | 173,068 |
| Cost of services | | **(121,777)** | (129,462) |
| Gross profit | | **47,738** | 43,606 |
| Other income | 4 | **443** | 810 |
| Other gains or losses, net | 5 | **(143)** | 238 |
| Administrative expenses | | **(18,608)** | (18,877) |
| Impairment loss of trade and other receivables, net | | **(17,749)** | (10,282) |
| Impairment loss of amounts due from related parties written back | | **11,708** | 4,878 |
| Selling expenses | | **(251)** | (1,179) |
| Profit before tax | 7 | **23,138** | 19,194 |
| Income tax expense | 6 | **(5,861)** | (6,409) |
| Profit and total comprehensive income for the period | | **17,277** | 12,785 |
| Profit and total comprehensive income for the period attributable to: | | | |
| – Owners of the Company | | **17,146** | 12,807 |
| – Non-controlling interests | | **131** | (22) |
| | | **17,277** | 12,785 |
| Earnings per share *(RMB cent)* | | | |
| – Basic | 9 | **4.23** | 3.16 |

**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 | | **29,200** | 29,667 |
| Intangible assets | | **6,864** | 7,921 |
| Deferred tax assets | | **41,544** | 40,057 |
| Right-of-use assets | | **31,710** | 32,502 |
| Interests in associates | | **80** | 255 |
| Other receivable | 11 | **500** | 500 |
| Goodwill | | **29,709** | 29,709 |
| | | **139,607** | 140,611 |
| **CURRENT ASSETS** | | | |
| Properties held for sale | 10 | **6,845** | 7,220 |
| Trade and other receivables | 11 | **167,893** | 147,142 |
| Amounts due from related parties | 12 | **13,116** | 14,092 |
| Bank balances and cash | 13 | **158,677** | 139,869 |
| | | **346,531** | 308,323 |
| **CURRENT LIABILITIES** | | | |
| Trade and other payables | 14 | **107,916** | 118,279 |
| Contract liabilities | | **108,910** | 84,312 |
| Lease liabilities | | **67** | – |
| Tax liabilities | | **24,999** | 19,720 |
| | | **241,892** | 222,311 |
| **NET CURRENT ASSETS** | | **104,639** | 86,012 |
| **TOTAL ASSETS LESS CURRENT LIABILITIES** | | **244,246** | 226,623 |
| **NON-CURRENT LIABILITIES** | | | |
| Lease liabilities | | **196** | – |
| Deferred tax liabilities | | **1,716** | 1,980 |
| | | **1,912** | 1,980 |
| **NET ASSETS** | | **242,334** | 224,643 |
| **CAPITAL AND RESERVES** | | | |
| Share capital | | **3,650** | 3,650 |
| Reserves | | **237,622** | 220,476 |
| Total equity attributable to owners of the Company | | **241,272** | 224,126 |
| Non-controlling interests | | **1,062** | 517 |
| **TOTAL EQUITY** | | **242,334** | 224,643 |

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

*For the six months ended 30 June 2026*

## 1. GENERAL AND BASIS OF PREPARATION

The Company was incorporated and registered as an exempted company with limited liability in the Cayman Islands under Chapter 22 of the Companies Act of the Cayman Islands (Law 3 of 1961, as consolidated and revised) on 26 March 2019. The shares of the Company have been listed on the Main Board of The Stock Exchange of Hong Kong Limited on 13 March 2020.

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

## 2. MATERIAL ACCOUNTING POLICY INFORMATION

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

Other than additional accounting policies resulting from the application of revised HKFRS Accounting Standards ("HKFRSs") (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards and interpretations), 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.

**Application of new and amendments to HKFRSs**

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

| | |
|---|---|
| Amendments to HKFRS 9 and HKFRS 7 | Amendments to the Classification and Measurement of Financial Instruments |
| Amendments to HKFRS 9 and HKFRS 7 | Contracts Referencing Nature-dependent Electricity |
| Annual Improvements to HKFRS Accounting Standards - Volume 11 | Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7 |

The application of the amendments to HKFRSs in the current period has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

**New and amendments to HKFRSs in issue but not yet effective**

The Group has not early applied the following new and amendments to HKFRSs that have been issued but are not yet effective, in these condensed consolidated financial statements, for the current accounting period:

| | |
|---|---|
| HKFRS 18 and consequential amendments to other HKFRSs | Presentation and Disclosure in Financial Statements[1] |
| HKFRS 19 and subsequent amendments | Subsidiaries without Public Accountability: Disclosures[1] |
| HKFRS 20 | Regulatory Assets and Regulatory Liabilities[2] |
| Amendments to HKAS 21 | Translation to a Hyperinflationary Presentation Currency[1] |
| Amendments to HKFRS 10 and HKAS 28 | Sale or Contribution of Assets between an Investor and its Associate or Joint Venture[3] |

[1] Effective for annual periods beginning on or after 1 January 2027
[2] Effective for annual periods beginning on or after 1 January 2029
[3] Effective for annual periods beginning on or after a date to be determined

HKFRS 18 and consequential amendments to other HKFRSs are effective for annual reporting periods beginning on or after 1 January 2027, with early application permitted. The application of the new standard is expected to affect the presentation of the consolidated statement of profit or loss and disclosures in the future consolidated financial statements. The directors of the Company are in the process of assessing the detailed impact on the consolidated financial statements for the forthcoming years.

Except for the aforesaid, the directors of the Company anticipate that the application of all other new and amendments to HKFRSs will have no material impact on the consolidated financial statements in the foreseeable future.

## 3. REVENUE AND SEGMENT INFORMATION

**Disaggregation of revenue from contracts with customers**

| | **Six months ended 30 June** | |
|---|---|---|
| | **2026** | 2025 |
| | ***RMB'000*** | *RMB'000* |
| | **(unaudited)** | (unaudited) |
| Types of goods or services | | |
| Property management services | **157,049** | 157,455 |
| Property developer related services | **2,056** | 1,609 |
| Value-added services | **10,410** | 14,004 |
| | **169,515** | 173,068 |
| Types of customers | | |
| External customers | **168,035** | 169,614 |
| Fellow subsidiaries | **1,480** | 3,454 |
| | **169,515** | 173,068 |
| Timing of revenue recognition | | |
| Over time | **166,213** | 169,635 |
| A point in time | **3,302** | 3,433 |
| | **169,515** | 173,068 |

Information reported to the directors of the Company, being the chief operating decision maker ("CODM") of the Group, for the purposes of resources allocation and assessment of segment performance focuses on the revenue analysis of each operating segment in the provision of property management services, property developer related services and value-added services of the Group. Other than the revenue analysis as set out above, no operating results and other discrete financial information including geographical location by operating segments relating to provision of property management services, property developer related services and value-added services is prepared regularly for internal reporting to the CODM for resources allocation and performance assessment.

## 4. OTHER INCOME

| | Six months ended 30 June | |
|---|---|---|
| | **2026** | 2025 |
| | ***RMB'000*** | *RMB'000* |
| | **(unaudited)** | (unaudited) |
| Bank interest income | **280** | 524 |
| Others | **163** | 286 |
| | **443** | 810 |

## 5. OTHER GAINS OR LOSSES, NET

| | Six months ended 30 June | |
|---|---|---|
| | **2026** | 2025 |
| | ***RMB'000*** | *RMB'000* |
| | **(unaudited)** | (unaudited) |
| Government subsidy | **14** | – |
| Net exchange loss | **(32)** | (3) |
| Others | **(125)** | 241 |
| | **(143)** | 238 |

## 6. INCOME TAX EXPENSE

| | Six months ended 30 June | |
|---|---|---|
| | **2026** | 2025 |
| | ***RMB'000*** | *RMB'000* |
| | **(unaudited)** | (unaudited) |
| Current tax | | |
| PRC Enterprise Income Tax | **7,612** | 7,214 |
| Deferred tax | **(1,751)** | (805) |
| | **5,861** | 6,409 |

## 7. PROFIT BEFORE TAX

| | Six months ended 30 June | |
|---|---|---|
| | **2026** | 2025 |
| | ***RMB'000*** | *RMB'000* |
| | **(unaudited)** | (unaudited) |
| Profit before tax for the period has been arrived at after charging the following items: | | |
| Depreciation for property, plant and equipment | **1,070** | 2,814 |
| Depreciation for right-of-use assets | **1,053** | 1,163 |
| Amortisation of intangible assets | **1,057** | 1,057 |
| Total depreciation and amortisation | **3,180** | 5,034 |

## 8. DIVIDENDS

No dividend was paid, declared or proposed for the six months ended 30 June 2025. The directors of the Company have resolved that no dividend will be paid for the six months ended 30 June 2026.

## 9. EARNINGS PER SHARE

The calculation of the basic earnings per share attributable to owners of the Company is based on the following data:

| | Six months ended 30 June | |
|---|---|---|
| | **2026** | 2025 |
| | ***RMB'000*** | *RMB'000* |
| **Earnings** | | |
| Earnings for the purpose of basic earnings per share (profit for the period attributable to owners of the Company) | **17,146** | 12,807 |
| | ***Number of shares*** | *Number of shares* |
| Weighted average number of ordinary shares for the purpose of basic earnings per share | **405,310,000** | 405,310,000 |

No diluted earnings per share was presented for the six months ended 30 June 2026 and 2025 as there were no potential ordinary shares in issue during the periods.

## 10. PROPERTIES HELD FOR SALE

Properties held for sale represent car parks acquired by the Group which are held for sale, they are initially stated at costs and subsequently carried at the lower of cost and net realisable value.

## 11. TRADE AND OTHER RECEIVABLES

| | **As at 30 June 2026** | As at 31 December 2025 |
|---|---|---|
| | ***RMB'000*** | *RMB'000* |
| | **(unaudited)** | (audited) |
| Trade receivables | **220,459** | 184,038 |
| Less: allowance for credit losses | **(70,603)** | (52,949) |
| | **149,856** | 131,089 |
| Other receivables: | | |
| Deposits | **994** | 3,024 |
| Prepayments | **4,850** | 4,629 |
| Payments on behalf of residents | **5,979** | 3,161 |
| Advances to staff | **6,123** | 4,439 |
| Financial assets at amortised cost | **500** | 500 |
| Others | **562** | 1,176 |
| Less: allowance for credit losses | **(471)** | (376) |
| | **18,537** | 16,553 |
| Total trade and other receivables | **168,393** | 147,642 |
| Non-current portion | **(500)** | (500) |
| Current portion | **167,893** | 147,142 |

Property management service income is generally required to be settled by property owners and property developers on the date upon issuance of demand note.

The Group generally grants a credit period of 30 days for its property developer related services and value-added services to the property owners.

The following is an ageing analysis of trade receivables, before the impairment for credit losses, presented based on the date of demand note issued:

| | **As at 30 June 2026** | As at 31 December 2025 |
|---|---|---|
| | ***RMB'000*** | *RMB'000* |
| | **(unaudited)** | (audited) |
| 0 to 60 days | **38,946** | 33,771 |
| 61 to 180 days | **51,052** | 35,713 |
| 181 to 365 days | **25,962** | 44,040 |
| 1 to 2 years | **55,710** | 44,603 |
| 2 to 3 years | **25,099** | 8,475 |
| Over 3 years | **23,690** | 17,436 |
| | **220,459** | 184,038 |

## 12. AMOUNTS DUE FROM RELATED PARTIES

| | NOTES | **As at 30 June 2026** *RMB'000* **(unaudited)** | As at 31 December 2025 *RMB'000* (audited) |
|---|---|---|---|
| **Trade nature** | | | |
| Related parties | (a), (b) | **102,431** | 115,115 |
| Less: allowance for credit losses | | **(89,315)** | (101,023) |
| | | **13,116** | 14,092 |

*Notes:*

(a) The Group generally grants a credit period of 30 days for its property developer related services and value-added services to its related parties and no credit term granted to related parties for its provision of property management services in which such income is generally required to be settled upon the date of issuance of demand note.

(b) Related parties are companies which are beneficially owned by Mr. Zhao Weihao, an executive director of the Company.

The following is an ageing analysis of trade receivables from related parties, before impairment allowance, presented based on the date of demand note issued:

| | **As at 30 June 2026** *RMB'000* **(unaudited)** | As at 31 December 2025 *RMB'000* (audited) |
|---|---|---|
| 0 to 60 days | **624** | 3,918 |
| 61 to 180 days | **391** | 459 |
| 181 to 365 days | **6,574** | 1,127 |
| 1 to 2 years | **9,362** | 21,949 |
| 2 to 3 years | **14,510** | 8,864 |
| Over 3 years | **70,970** | 78,798 |
| | **102,431** | 115,115 |

## 13. BANK BALANCES AND CASH

The bank balances carry interest at variable rates with an average interest rate of 0.10% for the six months ended 30 June 2026 (year ended 31 December 2025: 0.10%) per annum.

## 14. TRADE AND OTHER PAYABLES

| | **As at 30 June 2026** *RMB'000* **(unaudited)** | As at 31 December 2025 *RMB'000* (audited) |
|---|---|---|
| Trade payables | **35,887** | 33,566 |
| Other payables: | | |
| Receipts on behalf of residents | **15,902** | 17,188 |
| Deposits received | **22,273** | 28,045 |
| Accrued staff costs | **13,769** | 19,741 |
| Accrued contribution to social insurance and housing provident funds | **7,431** | 6,721 |
| Other tax payables | **10,037** | 8,686 |
| Accrued expenses | **1,331** | 3,045 |
| Other payables | **1,286** | 1,287 |
| Total other payables | **72,029** | 84,713 |
| Total trade and other payables | **107,916** | 118,279 |

The credit period granted by suppliers to the Group ranges from 30 days to 90 days. The following is an ageing analysis of trade payables presented based on the invoice date as at the end of each reporting period:

| | **As at 30 June 2026** *RMB'000* **(unaudited)** | As at 31 December 2025 *RMB'000* (audited) |
|---|---|---|
| Within 1 year | **24,456** | 25,282 |
| 1 to 2 years | **5,018** | 2,481 |
| 2 to 3 years | **1,157** | 1,200 |
| Over 3 years | **5,256** | 4,603 |
| | **35,887** | 33,566 |

## MANAGEMENT DISCUSSION AND ANALYSIS

## BUSINESS REVIEW

### Business Overview

The Group is a reputable property management service provider offering comprehensive property management and related services for residential and non-residential properties in the PRC. Its parent group, Hongkun Group, is a leading property developer in the Beijing-Tianjin-Hebei Region and has been ranked among the Top 100 Property Developers in the PRC* (中國房地產開發企業百強). The Group had been ranked one of the Top 100 Property Management Companies in the PRC* (中國物業服務百強企業) by China Index Academy* (中國指數研究院) for six consecutive years since 2016. Through upholding the Group's service philosophy of "creating an enjoyable living environment (讓人們住的開心)" and the dedication to the Group's core values of "friendliness, persistence, innovation and excellence" in delivering its services, the Group envisions to become an outstanding property management service provider in the PRC. As at 30 June 2026, the Group provided property management services to properties spanning across 15 cities in the Beijing-Tianjin-Hebei Region, Hainan Province, Hubei Province, Jiangsu Province and Guangdong Province, managing a total revenue-bearing GFA of approximately 13.4 million sq.m., comprising 65 residential properties (with over 101,000 units in total) and 17 non-residential properties.

For the six months ended 30 June 2026, the Company achieved a revenue of approximately RMB169.5 million, representing a slight decrease of approximately 2.1% as compared with the corresponding period in 2025; realized gross profit of approximately RMB47.7 million, representing an increase of approximately 9.4% as compared with the corresponding period in 2025. The profit and total comprehensive income amounted to approximately RMB17.3 million, representing an increase of approximately 35.2% as compared with the corresponding period in 2025. The gross profit margin and net profit margin for the six months ended 30 June 2026 were 28.2% and 10.2%, respectively, representing increases of 3.0 percentage points and 2.8 percentage points as compared with the corresponding period in 2025, respectively.

As at 30 June 2026, the Group's contracted GFA was approximately 15.9 million sq.m., and the total revenue-bearing GFA under management exceeded 13.4 million sq.m., which was consistent with that as at 31 December 2025; the number of the Group's managed residential property projects was 65, with a total revenue-bearing GFA of approximately 12.6 million sq.m., accounting for 93.7% of the total revenue-bearing GFA; the number of the Group's managed non-residential property projects was 17, with a total revenue-bearing GFA of approximately 0.8 million sq.m., accounting for 6.3% of the total revenue-bearing GFA.

The table below sets forth our (i) contracted GFA; (ii) revenue-bearing GFA; and (iii) number of properties under our management in relation to the properties for which we had commenced our provision of property management services, as at the dates indicated:

| | As at 30 June | |
|---|---|---|
| | **2026** | 2025 |
| **Residential Properties** | | |
| Contracted GFA *('000 sq.m.) (Note)* | **13,830** | 13,745 |
| Revenue-bearing GFA *('000 sq.m.)* | **12,567** | 12,442 |
| Number of properties managed | **65** | 65 |
| **Non-residential Properties** | | |
| Contracted GFA *('000 sq.m.) (Note)* | **2,052** | 2,109 |
| Revenue-bearing GFA *('000 sq.m.)* | **848** | 859 |
| Number of properties managed | **17** | 18 |
| **Total** | | |
| Contracted GFA *('000 sq.m.) (Note)* | **15,882** | 15,854 |
| Revenue-bearing GFA *('000 sq.m.)* | **13,415** | 13,301 |
| Number of properties managed | **82** | 83 |

*Note:* Contracted GFA refers to the total GFA managed and the total GFA to be managed by the Group under signed property management service agreements.

## FUTURE OUTLOOK

The year 2026 marks the starting year of the "15th Five-Year Plan", and the property management service industry has officially entered a new stage of high-quality development characterized by improved quality, deeper cultivation of existing clients, compliant operation and diversified value-added services. As policies continue to strengthen the public welfare attributes of property management services, residents' demands for refined, intelligent and transparent services are constantly increasing. The industry also faces multiple challenges, including rising labor costs, intensified competition in the existing client base and iterative optimization of projects. Adhering to the service philosophy of "creating an enjoyable living environment (讓人們住的開心)", the Company has solidified its operational foundation with high-quality services and successfully achieved its operating targets for the first half of 2026.

**Upholding the essence of service and strengthening the core foundation of basic property management**

The Company strictly adheres to service standards and has established a comprehensive quality inspection and regular property owner's satisfaction survey mechanism. Focusing on fundamental service areas such as environmental sanitation, order maintenance, facility and equipment maintenance and emergency response, the Company continuously refines service standards, improves service quality, optimizes the property owner's living experience, and strengthens its brand reputation. The Company continuously optimizes the structure of its managed projects, comprehensively integrates human, material and management resources, cultivates high-quality residential properties and highly stable business formats, consolidates its core business, strengthens its cash flow defenses, and mitigates cost pressures through refined operations, ensuring stable profitability of its main business.

**Deepen digital empowerment and drive cost reduction and efficiency enhancement through technology**

The Company continues to promote the digital transformation of smart property management, upgrading its smart property service platform and implementing digital applications such as intelligent inspection, online reporting and repair, and intelligent energy consumption management. These digital applications replace repetitive manual work, effectively reducing operating costs and improving service response efficiency. Simultaneously, the Company is promoting the digital and transparent management of community public revenue, maintenance funds and property owner's information, fully complying with industry regulatory requirements. This ensures traceability of the service process and monitorable operational data, leveraging digital capabilities to create a differentiated competitive advantage.

**Expanding into value-added sectors and cultivating a new growth curve**

The Company deeply explores the value of community scenarios, building a diversified business system of "basic property services + community value-added services + urban space operation". It continues to expand value-added services such as community renovation, home-based elderly care, housekeeping services, convenience retail, community canteens and convenient meal delivery, improving community supporting services, creating a one-stop community convenience living circle, accelerating the Company's transformation and upgrading from traditional property management to comprehensive life service provider, continuously broadening profit channels, and cultivating new performance growth points.

**Strictly adhering to compliance and risk control, and improving the internal governance system**

The Company strictly benchmarks against the latest industry policies and continues to improve compliance management, financial management and control, collection management and safety production control systems. It strengthens the full-cycle management of accounts receivable, steadily increases the collection rate, and ensures stable operating cash flow. The Company continuously strengthens the service skills, service awareness and compliance literacy training of front-line employees, optimize the construction of talent echelon, improve the performance appraisal and incentive mechanism, and create a professional and stable service team. It strictly adheres the bottom line of production safety, fire safety and public opinion risk control, resolve property owners' demands in a timely manner, maintain community stability, and ensure long-term compliance and stable operation of the enterprise.

Looking ahead to the second half of 2026, the Company will continue to seize opportunities presented by industry upgrades and improvements, remain committed to its core service mission, continuously optimize its project structure, and solidify its foundational services. It will adhere to a high-quality expansion strategy, achieving synergistic improvement in both scale and quality; deepen digital empowerment, continuously reducing costs and increasing efficiency; and vigorously develop community value-added services and urban operation businesses to ignite growth momentum. Simultaneously, the Company will strictly adhere to compliant operations, strengthen risk control and cash flow management, continuously improve its refined operational capabilities and overall profitability, and promote sustainable and high-quality development, creating long-term and stable value returns for all Shareholders.

## FINANCIAL REVIEW

### Results of Operations

The Group's revenue was mainly derived from property management services, property developer related services and value-added services. For the six months ended 30 June 2026, the Group's total revenue was approximately RMB169.5 million, representing a slight decrease of approximately RMB3.6 million or approximately 2.1% as compared to approximately RMB173.1 million for the corresponding period in 2025. For the six months ended 30 June 2026, the revenue generated from property management services, property developer related services and value-added services contributed approximately 92.6%, 1.3% and 6.1% to the total revenue, respectively.

The following table sets forth a breakdown of our revenue by type of services for the periods indicated:

| | **Six months ended 30 June** | | | |
|---|---|---|---|---|
| | **2026** | | 2025 | |
| | ***RMB'000*** | *%* | *RMB'000* | *%* |
| | **(unaudited)** | | (unaudited) | |
| Property management services | **157,049** | **92.6** | 157,455 | 91.0 |
| Property developer related services | **2,056** | **1.3** | 1,609 | 0.9 |
| Value-added services | **10,410** | **6.1** | 14,004 | 8.1 |
| Total | **169,515** | **100.0** | 173,068 | 100.0 |

**Property Management Services**

The revenue generated from property management services was approximately RMB157.0 million for the six months ended 30 June 2026, decreased slightly by approximately RMB0.5 million or approximately 0.3% as compared to the corresponding period in 2025. The revenue of property management services generated from residential properties was approximately RMB136.1 million, slightly increased by approximately RMB7.3 million or approximately 5.7% as compared to the corresponding period in 2025. Such increase was fully reflected by the contribution of property management fees from those residential properties delivered in 2025. The revenue of property management services generated from non-residential properties for the six months ended 30 June 2026 was approximately RMB21.0 million, decreased by approximately RMB7.7 million or approximately 26.8% as compared to the corresponding period in 2025, primarily because the Group did not renew the service agreement of one non-residential property which expired during the period. The total revenue-bearing GFA under management increased slightly from approximately 13.3 million sq.m. as at 30 June 2025 to approximately 13.4 million sq.m. as at 30 June 2026.

The following table sets forth a breakdown of our total revenue-bearing GFA and our revenue derived from the property management services by type of properties as at the dates indicated and for the periods indicated:

| | As at/Six months ended 30 June | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | **2026** | | | | 2025 | | | |
| | **Revenue-bearing GFA** | | **Revenue** | | Revenue-bearing GFA | | Revenue | |
| | ***'000 sq.m.*** | ***%*** | ***RMB'000*** | ***%*** | *'000 sq.m.* | *%* | *RMB'000* | *%* |
| | | | **(unaudited)** | | | | (unaudited) | |
| Residential properties | **12,567** | **93.7** | **136,062** | **86.6** | 12,442 | 93.5 | 128,784 | 81.8 |
| Non-residential properties | **848** | **6.3** | **20,987** | **13.4** | 859 | 6.5 | 28,671 | 18.2 |
| | **13,415** | **100.0** | **157,049** | **100.0** | 13,301 | 100.0 | 157,455 | 100.0 |

The following table sets forth a breakdown of our total revenue-bearing GFA and our revenue derived from property management services by type of property developers as at the dates indicated and for the periods indicated:

| | As at/Six months ended 30 June | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | **2026** | | | | 2025 | | | |
| | **Revenue-bearing GFA** | | **Revenue** | | Revenue-bearing GFA | | Revenue | |
| | ***'000 sq.m.*** | ***%*** | ***RMB'000*** | ***%*** | *'000 sq.m.* | *%* | *RMB'000* | *%* |
| | | | **(unaudited)** | | | | (unaudited) | |
| Hongkun Group | **10,473** | **78.1** | **134,251** | **85.5** | 10,359 | 77.9 | 131,195 | 83.3 |
| Third-party property developers | **2,942** | **21.9** | **22,798** | **14.5** | 2,942 | 22.1 | 26,260 | 16.7 |
| | **13,415** | **100.0** | **157,049** | **100.0** | 13,301 | 100.0 | 157,455 | 100.0 |

The following table sets forth a breakdown of our total revenue-bearing GFA and our revenue derived from property management services by geographic coverage as at the dates indicated and for the periods indicated:

| | As at/Six months ended 30 June | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | **2026** | | | | 2025 | | | |
| | **Revenue-bearing GFA** | | **Revenue** | | Revenue-bearing GFA | | Revenue | |
| | ***'000 sq.m.*** | ***%*** | ***RMB'000*** **(unaudited)** | ***%*** | *'000 sq.m.* | *%* | *RMB'000* (unaudited) | *%* |
| Beijing | **2,735** | **20.4** | **46,940** | **29.9** | 2,721 | 20.5 | 49,524 | 31.5 |
| Tianjin | **2,020** | **15.1** | **31,588** | **20.1** | 2,003 | 15.1 | 29,161 | 18.5 |
| Hebei Province | **4,614** | **34.4** | **49,713** | **31.7** | 4,531 | 34.0 | 45,591 | 29.0 |
| Beijing-Tianjin-Hebei Region | **9,369** | **69.9** | **128,241** | **81.7** | 9,255 | 69.6 | 124,276 | 79.0 |
| Hainan Province | **676** | **5.0** | **5,654** | **3.6** | 676 | 5.1 | 5,157 | 3.3 |
| Hubei Province | **613** | **4.6** | **5,532** | **3.5** | 613 | 4.6 | 5,892 | 3.7 |
| Jiangsu Province | **2,716** | **20.2** | **16,446** | **10.5** | 2,716 | 20.4 | 16,454 | 10.4 |
| Guangdong Province | **41** | **0.3** | **1,176** | **0.7** | 41 | 0.3 | 1,038 | 0.7 |
| Sichuan Province | **–** | **–** | **–** | **–** | – | – | 4,638 | 2.9 |
| | **13,415** | **100.0** | **157,049** | **100.0** | 13,301 | 100.0 | 157,455 | 100.0 |

## Property Developer Related Services

The revenue generated from property developer related services increased by approximately RMB0.5 million or approximately 31.3% from approximately RMB1.6 million for the six months ended 30 June 2025 to approximately RMB2.1 million for the six months ended 30 June 2026.

The following table sets forth a breakdown of number of property developer related services projects and our revenue derived from property developer related services by geographic coverage as at the dates indicated and for the periods indicated:

| | **As at/Six months ended 30 June** | | | | | |
|---|---|---|---|---|---|---|
| | **2026** | | | 2025 | | |
| | **Number of projects** | **Revenue** | | Number of projects | Revenue | |
| | | ***RMB'000*** **(unaudited)** | *%* | | *RMB'000* (unaudited) | *%* |
| Beijing | **–** | **–** | **–** | 1 | 27 | 1.7 |
| Tianjin | **1** | **318** | **15.5** | 2 | 468 | 29.1 |
| Hebei Province | **3** | **1,738** | **84.5** | 3 | 1,038 | 64.5 |
| Beijing-Tianjin-Hebei Region | **4** | **2,056** | **100.0** | 6 | 1,533 | 95.3 |
| Hainan Province | **–** | **–** | **–** | 1 | 76 | 4.7 |
| | **4** | **2,056** | **100.0** | 7 | 1,609 | 100.0 |

**Value-added Services**

The revenue generated from value-added services decreased by approximately RMB3.6 million or approximately 25.7% from approximately RMB14.0 million for the six months ended 30 June 2025 to approximately RMB10.4 million for the six months ended 30 June 2026. The decrease was mainly due to the impact of the economic environment, as residents' demand for value-added services reduced significantly, which also affected the leasing of common areas of our managed properties by third-party service providers.

The following table sets forth a breakdown of our revenue derived from our value-added services for the periods indicated:

| | **Six months ended 30 June** | | | |
|---|---|---|---|---|
| | **2026** | | 2025 | |
| | ***RMB'000*** **(unaudited)** | *%* | *RMB'000* (unaudited) | *%* |
| Home living services *(Note 1)* | **6,084** | **58.4** | 6,911 | 49.4 |
| Leasing of common areas *(Note 2)* | **3,774** | **36.3** | 4,988 | 35.6 |
| Others | **552** | **5.3** | 2,105 | 15.0 |
| | **10,410** | **100.0** | 14,004 | 100.0 |

*Notes:*

(1) Our home living services primarily included collection of electricity, air-conditioning and heating fees, and household repair and maintenance services provided to property owners and residents of our managed residential or non-residential properties.

(2) Our leasing of common areas primarily represented the leasing of certain common areas of our managed residential or non-residential properties to third-party service providers for setting up advertisement lightboxes, distilled water vending machines, screens in lifts and other facilities.

## Cost of Services

Our cost of services primarily consists of (i) labour costs arising mainly from the security, cleaning and gardening services; (ii) subcontracting cost; (iii) utility expenses; (iv) office expenses; and (v) maintenance costs.

Our cost of services decreased by approximately RMB7.7 million or approximately 5.9% from approximately RMB129.5 million for the six months ended 30 June 2025 to approximately RMB121.8 million for the six months ended 30 June 2026. The decrease was primarily due to (i) the effective implementation of the Group's cost control measures; and (ii) the decrease in the usage of value-added services, resulting in the reduction of the costs of this type of services as compared to the corresponding period in 2025.

To maximise our cost and operational efficiency, we outsource our cleaning, gardening, equipment maintenance, site security services and car park management to subcontractors who are Independent Third Parties. We believe that the subcontracting arrangement allows us to leverage the resources and expertise of the subcontractors, reduce our operating costs, and enhance our overall efficiency and profitability.

## Gross Profit and Gross Profit Margin

For the six months ended 30 June 2026, the gross profit of the Group was approximately RMB47.7 million, representing an increase of approximately RMB4.1 million or approximately 9.4% as compared to approximately RMB43.6 million for the six months ended 30 June 2025. The gross profit margin was 28.2% for the six months ended 30 June 2026 and 25.2% for the six months ended 30 June 2025. The increase in gross profit margin was mainly due to the effective implementation of the Group's cost control measures.

## Selling Expenses and Administrative Expenses

Our selling expenses primarily consist of (i) promotional expenses; (ii) salaries and allowances for our sales personnel; and (iii) travelling expenses and entertainment expenses. The total selling expenses of the Group for the six months ended 30 June 2026 were approximately RMB0.3 million, representing a decrease of approximately RMB0.9 million or approximately 75.0% as compared to approximately RMB1.2 million for the six months ended 30 June 2025. The decrease was mainly due to the decrease in promotional activities held during the period.

Our administrative expenses primarily consist of (i) salaries and allowances for administrative and management personnel in headquarters; (ii) travelling expenses; (iii) professional fees; (iv) lease-related expenses; and (v) bank charges.

For the six months ended 30 June 2026, the administrative expenses of the Group were approximately RMB18.6 million, representing a slight decrease of approximately RMB0.3 million or approximately 1.6% as compared to approximately RMB18.9 million for the six months ended 30 June 2025. The decrease was mainly because the Group streamlined the team to reduce costs and increase efficiency.

**Other Income**

For the six months ended 30 June 2026, other income of the Group amounted to approximately RMB0.4 million, representing a decrease of approximately RMB0.4 million or approximately 50.0% as compared to approximately RMB0.8 million for the six months ended 30 June 2025.

**Impairment Loss of Trade and Other Receivables**

For the six months ended 30 June 2026, the impairment loss of trade and other receivables through profit or loss was approximately RMB17.7 million (six months ended 30 June 2025: approximately RMB10.3 million). The increase was mainly because the trade receivables before the impairment allowances increased by approximately RMB29.3 million or approximately 15.3% from approximately RMB191.2 million as at 30 June 2025 to approximately RMB220.5 million as at 30 June 2026.

**Impairment Loss of Amounts due from Related Parties Written Back**

For the six months ended 30 June 2026, the impairment loss of amounts due from related parties written back was approximately RMB11.7 million (six months ended 30 June 2025: approximately RMB4.9 million). The increase was mainly due to the increase in repayment from the amounts due from related parties during the period.

**Income Tax Expenses**

For the six months ended 30 June 2026, the income tax expenses of the Group were approximately RMB5.9 million (six months ended 30 June 2025: approximately RMB6.4 million). The decrease in income tax expenses was mainly due to (i) the increase in deferred tax arising from the impairment loss of trade and other receivables; and (ii) the increase in the current tax of PRC Enterprise Income Tax recognized for the six months ended 30 June 2026, resulting from the effective implementation of the Group's cost control measures and a decrease in promotional activities held.

**Profit and Total Comprehensive Income for the Period**

For the six months ended 30 June 2026, the profit and total comprehensive income for the period of the Group was approximately RMB17.3 million, representing an increase of approximately RMB4.5 million or approximately 35.2% as compared to approximately RMB12.8 million for the six months ended 30 June 2025. The increase was primarily due to the increase in gross profit from approximately RMB43.6 million for the six months ended 30 June 2025 to approximately RMB47.7 million for the same period in 2026.

**Financial Position**

As at 30 June 2026, the total assets of the Group were approximately RMB486.1 million (as at 31 December 2025: approximately RMB448.9 million), and the total liabilities were approximately RMB243.8 million (as at 31 December 2025: approximately RMB224.3 million). As at 30 June 2026, the current ratio was 1.4 (as at 31 December 2025: 1.4).

As at 30 June 2026 and 31 December 2025, the Group had no outstanding bank borrowings and undrawn banking facilities.

The Board will continue to follow a prudent policy in managing the Group's cash and cash equivalents and maintain a strong liquidity position to ensure that the Group is able to take full advantage of future growth opportunities.

**Property, Plant and Equipment**

Our property, plant and equipment included (i) the building for staff quarters; and (ii) furniture, fixtures and equipment in office premises and management offices and sites. Our property, plant and equipment was approximately RMB29.2 million as at 30 June 2026, representing a slight decrease of approximately RMB0.5 million or approximately 1.7% as compared with approximately RMB29.7 million as at 31 December 2025. It was primarily attributable to the depreciation charged for the six months ended 30 June 2026.

**Intangible Assets**

Our intangible assets were approximately RMB6.9 million as at 30 June 2026, representing a decrease of approximately RMB1.0 million or approximately 12.7% as compared with approximately RMB7.9 million as at 31 December 2025. The decrease was mainly due to the amortisation charged of intangible assets for the six months ended 30 June 2026.

**Right-of-use Assets**

Our right-of-use assets represented our right to use our leased assets (i.e. office premises and staff quarters) with lease terms of over one year, which were initially measured at cost and subsequently measured at cost less accumulated depreciation and impairment losses under HKFRS 16.

Our right-of-use assets decreased by approximately RMB0.8 million or approximately 2.5% from approximately RMB32.5 million as at 31 December 2025 to approximately RMB31.7 million as at 30 June 2026, which was primarily due to the depreciation charged for the six months ended 30 June 2026.

**Goodwill**

As at 30 June 2026, our goodwill was approximately RMB29.7 million (as at 31 December 2025: approximately RMB29.7 million). Goodwill was initially measured at cost, being the excess of sum of the consideration transferred over the net of amount of identifiable assets acquired and the liabilities assumed. The amount mainly represented goodwill arising from the acquisition of Jiangsu Wanhao in 2021.

**Trade and Other Receivables**

Our trade and other receivables increased by approximately RMB20.8 million or approximately 14.1% from approximately RMB147.1 million as at 31 December 2025 to approximately RMB167.9 million as at 30 June 2026, mainly due to the increase in trade receivables. Our trade receivables increased by approximately RMB18.8 million or approximately 14.3% from approximately RMB131.1 million as at 31 December 2025 to approximately RMB149.9 million as at 30 June 2026. The increase was mainly due to the nature of our business, as the peak of property fee collection occurs at the end of the year. Approximately RMB16.7 million of trade receivables as at 30 June 2026 had been recovered as at the date of this announcement.

**Amounts Due from Related Parties**

***Trade nature amounts due from related parties***

Our trade nature amounts due from related parties mainly represented the outstanding balances to be received from the Parent Group in respect of the provisions of our property management services and property developer related services.

Our trade nature amounts due from related parties decreased by approximately RMB1.0 million or approximately 7.1% from approximately RMB14.1 million as at 31 December 2025 to approximately RMB13.1 million as at 30 June 2026, which was mainly due to the increase in repayment from the amounts due from related parties during the period.

**Trade and Other Payables**

As at 30 June 2026, our trade and other payables were approximately RMB107.9 million, representing a slight decrease of approximately RMB10.4 million or approximately 8.8% as compared to approximately RMB118.3 million as at 31 December 2025. Among our aforesaid trade and other payables as at 30 June 2026, our trade payables were approximately RMB35.9 million, representing a slight increase of approximately RMB2.3 million or approximately 6.8% as compared to approximately RMB33.6 million as at 31 December 2025. In view of the increasing proportion of subcontracting cost, we have accelerated the settlement of payables due to suppliers, in order to maintain the relationship with suppliers and bargain better prices.

**Contract Liabilities**

Our contract liabilities primarily represented the payments in advance from our customers for the provision of our property management services. Pursuant to the signed property management service agreements, we usually charge property owners and residents a fixed fee by issuing demand notes, which are generally required to be paid in advance on an annual basis for residential properties and in advance on a monthly or quarterly basis for non-residential properties. Our contract liabilities increased by approximately RMB24.6 million or approximately 29.2% to approximately RMB108.9 million as at 30 June 2026 (as at 31 December 2025: approximately RMB84.3 million). The increase was mainly due to the increase in number of properties managed and revenue-bearing GFA.

**Contingent Liabilities**

As at 30 June 2026, we did not have any material contingent liabilities.

**Liabilities to Assets Ratio**

Liabilities to assets ratio is calculated based on the total liabilities divided by the total assets. Liabilities to assets ratio remained stable at 50.15% as at 30 June 2026 and 49.96% as at 31 December 2025, respectively.

**Asset Pledged**

As at 30 June 2026, none of the assets of the Group was pledged.

## EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2026, the Group had a total of 1,149 employees (as at 31 December 2025: 1,140 employees). Staff costs for the six months ended 30 June 2026 amounted to approximately RMB71.3 million.

The Company's policy for determining the remuneration payable to Directors is based on the skills, knowledge, involvement in the Company's affairs and performance of individual Directors, with reference to the Company's profitability, the level of remuneration in the industry and prevailing market conditions. To ensure that the Remuneration Committee can better advise on the Group's future remuneration policies and related strategies, the Remuneration Committee is informed of the Group's existing remuneration policies and succession plans (e.g. guidelines for determining staff remuneration packages and relevant market trends and information).

In accordance with the relevant PRC laws and regulations, the Group contributes to the PRC social security fund (including pension insurance, medical insurance, unemployment insurance, maternity insurance and work injury insurance) and housing provident fund for its PRC employees. The Group's full-time employees in the PRC participate in a number of government-sponsored defined contribution retirement schemes under which employees are entitled to a monthly pension calculated according to certain formulas. The relevant government agencies assume the responsibility of pension payments to these retired employees. The Group makes monthly contributions to these pension schemes. Under these schemes, the Group has no obligation for post-retirement benefits other than the contributions made. Contributions to these schemes are expensed as incurred and contributions made to these defined contribution pension schemes on behalf of an employee cannot be used to reduce the Group's future obligations under these defined contribution pension schemes even if the employee leaves the Group.

**Proceeds from the Listing**

The Shares were listed on the Main Board of the Stock Exchange on 13 March 2020 and 100,000,000 new Shares were issued. The over-allotment option was partially exercised and 5,310,000 new Shares were issued on 3 April 2020. After deducting the underwriting fees and relevant expenses, net proceeds from the Listing amounted to approximately HK$129.4 million (equivalent to approximately RMB116.2 million). The net proceeds from the Listing were higher than that stated in the Prospectus, due to a higher final issue price than the median of the range of offer prices stated in the Prospectus and lower-than-expected underwriting fees. Such proceeds will be applied in the manner consistent with that stated in the Prospectus which is detailed as follows:

| | **Disclosed in the Prospectus** | | | |
|---|---|---|---|---|
| **Intended usage** | **Approximate net proceeds utilized** *HK$ million* | **Approximate percentage** | **Proceeds planned to be utilized in 2020** *HK$ million* | **Proceeds planned to be utilized in 2021** *HK$ million* |
| Expansion of geographic presence and scale of operations in the PRC | 64.4 | 65.0% | 61.3 | 3.1 |
| Development and enhancement of our information system and technological initiatives | 12.9 | 13.0% | 12.9 | – |
| Expansion of our value-added services | 9.9 | 10.0% | 4.7 | 5.2 |
| Staff development | 2.0 | 2.0% | 2.0 | – |
| General working capital | 9.8 | 10.0% | – | – |
| Total | 99.0 | 100.0% | 80.9 | 8.3 |

Due to the abovementioned reasons, the net proceeds from the Listing increased to HK$129.4 million and therefore our expected usage increased proportionately as follows:

| **Intended usage** | **Actual amount of net proceeds** | **Approximate percentage** | **Proceeds unutilized as at 1 January 2026** | **Proceeds utilized during the six months ended 30 June 2026** | **Proceeds utilized as at 30 June 2026** | **Proceeds not yet utilized as at 30 June 2026** | **Proceeds planned to be utilized in 2026** |
|---|---|---|---|---|---|---|---|
| | *HK$ million* | | *HK$ million* | *HK$ million* | *HK$ million* | *HK$ million* | *HK$ million* |
| Expansion of geographic presence and scale of operations in the PRC | 84.1 | 65.0% | 37.0 | – | 47.1 | 37.0 | 37.0 |
| Development and enhancement of our information system and technological initiatives | 16.9 | 13.0% | 8.2 | 0.5 | 9.2 | 7.7 | 7.7 |
| Expansion of our value-added services | 12.9 | 10.0% | 4.2 | 0.2 | 8.9 | 4.0 | 4.0 |
| Staff development | 2.6 | 2.0% | 1.0 | – | 1.6 | 1.0 | 1.0 |
| General working capital | 12.9 | 10.0% | 6.5 | – | 6.4 | 6.5 | 6.5 |
| Total | 129.4 | 100.0% | 56.9 | 0.7 | 73.2 | 56.2 | 56.2 |

As at 30 June 2026, the Company has utilized part of such proceeds according to the use as set out in the Prospectus. Approximately HK$47.1 million, representing approximately 36.4% of the actual amount of net proceeds, was utilized for expansion of geographic presence and scale of operations in the PRC, including acquiring Jiangsu Wanhao; approximately HK$9.2 million, representing approximately 7.1% of the actual amount of net proceeds, was utilized for development and enhancement of our information system and technological initiatives, including building up a resident communication database and upgrading the management fee collecting system; approximately HK$8.9 million, representing approximately 6.9% of the actual amount of net proceeds, was utilized for expansion of our value-added services, including setting up a business development team; approximately HK$1.6 million, representing approximately 1.2% of the actual amount of net proceeds, was utilized for staff development, including strengthening staff learning, development and promotion of systems; and approximately HK$6.4 million, representing approximately 4.9% of the actual amount of net proceeds, was utilized for the general working capital.

Due to the continuous downtrend of the real estate industry, the supply of new property projects in the market decreases, the uncertainty of acquisition pricing raised, we adopt a more cautious attitude towards the evaluation of targets for mergers and acquisitions. Therefore, our progress in utilizing the proceeds from the Listing was delayed comparing with the plan. The expected timeline for utilising the unutilized proceeds will be one year, which is based on our best estimation and will be subject to change according to market conditions. The unutilized proceeds as at 30 June 2026 were deposited in the bank accounts.

### Significant Acquisitions and Disposals

During the six months ended 30 June 2026, the Group did not have any significant acquisitions and disposals of subsidiaries, associates or joint ventures.

### Significant Investments

As at 30 June 2026, the Group did not have any significant investments.

## DIVIDEND

No interim dividend was declared by the Board for the six months ended 30 June 2026 (for the six months ended 30 June 2025: nil).

## EVENTS AFTER THE REPORTING PERIOD

There were no important events affecting the Group after 30 June 2026 and up to the date of this announcement.

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

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities (including sale of treasury Shares (as defined under the Listing Rules), if any) during the six months ended 30 June 2026. The Company did not hold any treasury Shares as at 30 June 2026.

## SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Board, the Board confirms that the Company has maintained the public float as required by the Listing Rules as at the date of this announcement.

## REVIEW OF INTERIM RESULTS

The unaudited interim results of the Group for the six months ended 30 June 2026 have been reviewed by the Audit Committee and by Crowe (HK) CPA Limited, the auditor of the Company, in accordance with Hong Kong Standard on Review Engagement 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the HKICPA. The report on review of the condensed consolidated financial statements of the Group by the auditor will be included in the Interim Report 2026 of the Company to be published on the websites of the Company and the Stock Exchange, respectively.

## CORPORATE GOVERNANCE PRACTICES

The Board is committed to achieving high standards of corporate governance.

The Board believes that high standards of corporate governance are key to the Group's ability to protect Shareholders' interests, enhance corporate value, develop business strategies and policies, and improve transparency and accountability.

The Company has adopted the principles and code provisions of the Corporate Governance Code as the basis for the Company's corporate governance practices. The Company has also established a corporate governance framework and has developed a set of policies and procedures in accordance with the Corporate Governance Code. These policies and procedures provide the basis for strengthening the Board's ability to exercise governance and provide appropriate oversight of the business conduct and affairs of the Company.

During the six months ended 30 June 2026, the Company has complied with all applicable code provisions set out in the Corporate Governance Code, except for the deviation from code provision C.2.1 of the Corporate Governance Code which requires that the roles of the chairman and the chief executive should be separate and should not be performed by the same individual.

Ms. Wu Guoqing is the general manager of Beijing Hongkun and is involved in the day-to-day management of our business. Although she does not hold the title of chief executive officer, she can be regarded as the *de facto* chief executive officer of the Group (the "**Chief Executive Officer**"). She is also the chairman of the Board (the "**Chairman**"). Ms. Wu has been responsible for the overall management, strategic planning and day-to-day business operations of the Group. The Board believes that at this stage of the Group's development, having the roles of both the Chairman and the Chief Executive Officer in the same person brings strong and consistent leadership to the Company for effective and efficient planning and implementation of business decisions and strategies. Accordingly, the Directors consider it is appropriate and reasonable to deviate from code provision C.2.1 of the Corporate Governance Code. However, it is the Company's long term objective to have different individuals in the two roles when suitable candidates are identified.

The Group will continue to review and monitor its corporate governance practices to ensure compliance with the Corporate Governance Code.

## MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as its own code of conduct for dealings in securities of the Company by the Directors. Having made specific enquiries to all Directors, they confirmed that they have complied with the Model Code during the six months ended 30 June 2026.

## PUBLICATION OF INTERIM RESULTS ANNOUNCEMENT AND INTERIM REPORT

This interim results announcement is published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.hongkunwuye.com). The interim report of the Company for the six months ended 30 June 2026 containing all the information required by the Listing Rules will be available on the above websites in due course.

## DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms shall have the meanings set out below:

| | |
|---|---|
| "Audit Committee" | the audit committee established by the Board to supervise the Company's accounting and financial reporting procedures and review the Company's financial statements |
| "Beijing Hongkun" | Beijing Hongkun Ruibang Property Management Company Limited* (北京鴻坤瑞邦物業管理有限公司), a limited liability company established under the laws of the PRC on 18 June 2003 and an indirectly wholly-owned subsidiary of the Company |
| "Board" | the board of Directors of our Company |
| "Company" or "our Company" | Ye Xing Group Holdings Limited (燁星集團控股有限公司), an exempted company incorporated in the Cayman Islands with limited liability on 26 March 2019 |
| "Corporate Governance Code" | the Corporate Governance Code as set out in Appendix C1 to the Listing Rules |
| "Director(s)" | the director(s) of the Company |
| "GFA" | gross floor area |
| "Group", "we", "us" or "our" | our Company and its subsidiaries |
| "HK$" | Hong Kong dollars, the lawful currency of Hong Kong |
| "Hong Kong" | the Hong Kong Special Administrative Region of the PRC |

| | |
|---|---|
| "Hongkun Group" | Hongkun Jituan Company Limited* (鴻坤集團有限公司) and its subsidiaries, associated companies and joint ventures |
| "Independent Third Party(ies)" | third party(ies) who is/are not connected with any of our Directors or controlling Shareholders or any of our subsidiaries or any of our respective associates (within the meaning of the Listing Rules) |
| "Jiangsu Wanhao" | Jiangsu Wanhao Property Management Co., Ltd.* (江蘇萬豪物業服務有限公司), a limited liability company incorporated in the PRC on 24 September 2003 |
| "Listing" | the listing of the Shares on the Main Board of the Stock Exchange on 13 March 2020 |
| "Listing Rules" | the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended or supplemented from time to time |
| "Model Code" | the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 to the Listing Rules |
| "Parent Group" | Beijing Herun Asset Management Company Limited* (北京合潤資產管理有限公司) and its subsidiaries, associated companies and joint ventures |
| "PRC" or "China" | the People's Republic of China, for the purposes of this announcement, excludes Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan |
| "Prospectus" | the prospectus dated 28 February 2020 issued by the Company in relation to the Listing |
| "Remuneration Committee" | the remuneration committee of the Board |
| "RMB" | Renminbi, the lawful currency of the PRC |
| "Share(s)" | ordinary share(s) with nominal value of HK$0.01 each in the share capital of the Company |
| "Shareholder(s)" | holder(s) of the Share(s) |

| | |
|---|---|
| "sq.m." | square meter |
| "Stock Exchange" | The Stock Exchange of Hong Kong Limited |

By Order of the Board
**Ye Xing Group Holdings Limited**
**Wu Guoqing**
*Chairman and executive Director*

Hong Kong, 27 August 2026

*As at the date of this announcement, the Board comprises Ms. Wu Guoqing, Mr. Zhao Weihao, Ms. Li Yin Ping and Ms. Zhang Chunying as executive Directors; Mr. Li Yifan as non-executive Director; and Mr. Cheung Wai Hung, Mr. Chan Cheong Tat, Ms. Chen Weijie and Mr. Leung Ka Wo as independent non-executive Directors.*

* *For identification purposes only*