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敏捷控股
NIMBLE HOLDINGS

NIMBLE HOLDINGS COMPANY LIMITED
敏捷控股有限公司

(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)

(Stock Code: 186)

ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

INTERIM RESULTS

The board (the "**Board**") of directors (the "**Directors**") of Nimble Holdings Company Limited (the "**Company**") announces the unaudited condensed consolidated interim results of the Company and its subsidiaries (the "**Group**") for the six months ended 30 September 2026 (the "**Period**"), together with the comparative figures for the six months ended 30 September 2025 (the "**Corresponding Period**") and selected explanatory notes, are stated as follows:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 September 2026

		(Unaudited)	
		Six months ended	
		30 September 2026	30 September 2025
	Notes	***HK$ million***	*HK$ million*
Revenue	*4*	**195**	244
Cost of sales		**(158)**	(209)
Gross profit		**37**	35
Other income, gains or losses	*5*	**19**	3
Selling and distribution costs		**(9)**	(10)
Administrative expenses		**(31)**	(31)
Finance costs	*6*	**(1)**	(1)

		(Unaudited) Six months ended	
		30 September 2026	30 September 2025
	Notes	***HK$ million***	*HK$ million*
Profit/(Loss) before taxation	*7*	**15**	(4)
Income tax expenses	*8*	**(13)**	(10)
Profit/(Loss) for the period		**2**	(14)
Profit/(Loss) for the period attributable to:			
Owners of the Company		**6**	(13)
Non-controlling interests		**(4)**	(1)
		2	(14)
		HK cents	*HK cents*
Profit/(Loss) per share	*10*		
Basic and diluted		**0.11**	(0.24)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 September 2026

	(Unaudited) Six months ended	
	30 September 2026	30 September 2025
	HK$ million	*HK$ million*
Profit/(Loss) for the period	**2**	(14)
Other comprehensive income/(expenses), net of tax:		
– Items that may be subsequently reclassified to profit or loss:		
Exchange differences on translation of financial statements of overseas/PRC subsidiaries	**10**	4
Other comprehensive income/(expenses) for the period	**10**	4
Total comprehensive income/(expenses) for the period	**12**	(10)
Total comprehensive income/(expenses) for the period attributable to:		
Owners of the Company	**16**	(9)
Non-controlling interests	**(4)**	(1)
	12	(10)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

	Notes	**(Unaudited) As at 30 September 2026** ***HK$ million***	(Audited) As at 31 March 2026 *HK$ million*
Non-current assets			
Plant and equipment		**1**	1
Right-of-use assets		**2**	3
Deferred income tax assets		**1**	1
Brands and trademarks		**–**	–
Goodwill		**–**	–
Other assets		**1**	1
		5	6
Current assets			
Inventories		**37**	33
Properties under development		**417**	284
Completed properties held for sale		**660**	780
Accounts receivable	*11*	**28**	28
Prepayments, deposits and other receivables		**125**	121
Cash and bank balances		**305**	414
		1,572	1,660
Current liabilities			
Accounts payable	*12*	**441**	427
Contract liabilities		**132**	179
Accrued liabilities and other payables		**6**	40
Amounts due to related parties		**460**	502
Lease liabilities		**1**	2
Tax liabilities		**64**	67
		1,104	1,217
Net current assets		**468**	443

* The amount is less than HK$1 million.

	Notes	**(Unaudited) As at 30 September 2026** ***HK$ million***	(Audited) As at 31 March 2026 *HK$ million*
Non-current liabilities			
Amounts due to related parties		**45**	36
Lease liabilities		**1**	1
		46	37
NET ASSETS		**427**	412
CAPITAL AND RESERVES			
Share capital		**55**	55
Share premium		**386**	386
Reserves		**(37)**	(56)
Equity attributable to the owners of the Company		**404**	385
Non-controlling interests		**23**	27
TOTAL EQUITY		**427**	412

1. GENERAL INFORMATION

The Company was incorporated in the Cayman Islands and continued in Bermuda as an exempted company with limited liability under the Companies Law of Bermuda. The address of its registered office is Wessex House, 5th Floor, 45 Reid Street, Hamilton HM12, Bermuda. The principal place of business is Flat C01, 32nd Floor, TML Tower, 3 Hoi Shing Road, Tsuen Wan, New Territories, Hong Kong. The shares of the Company (the "**Shares**") are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

In the opinion of the Directors, the Company's immediate holding company is Wealth Warrior Global Limited (the "**Wealth Warrior**"), a company incorporated in the British Virgin Islands (the "**BVI**"). The beneficial owner and the sole director of Wealth Warrior is Mr. Tan Bingzhao ("**Mr. Tan**"). As such, the ultimate controlling shareholder of the Company is Mr. Tan, who is the chairman of the Board and an executive director of the Company.

The Company is an investment holding company. The principal activities of the Company's major subsidiaries are property development in the People's Republic of China (the "**PRC**"), distribution of houseware products and audio products in the United States of America (the "**USA**"), and the trading of household appliances in the PRC.

The unaudited condensed consolidated interim financial statements are presented in Hong Kong dollars, the functional currency of the Company, and all values are rounded to the nearest million (HK$ million) unless otherwise stated.

2. ADOPTION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS

In the current period, the Group has adopted all the new and revised Hong Kong Financial Reporting Standards ("**HKFRSs**") issued by the Hong Kong Institute of Certified Public Accountants ("**HKICPA**") that are relevant to its operations and effective for its accounting year beginning on 1 April 2026. HKFRSs comprise Hong Kong Financial Reporting Standards ("**HKFRS**"); Hong Kong Accounting Standards ("**HKAS**"); and Interpretations. The adoption of these new and revised HKFRSs did not result in significant changes to the Group's accounting policies, presentation of the Group's unaudited condensed consolidated interim financial statements and amounts reported for the current period and prior years.

The Group has not applied the new and revised HKFRSs that have been issued but are not yet effective. The Group has already commenced an assessment of the impact of these new and revised HKFRSs but is not yet in a position to state whether these new and revised HKFRSs would have a material impact on its results of operations and financial position.

3. SEGMENT REPORTING

The Group currently organises its operations into the following reportable and operating segments.

Operating segments	Principal activities
PRC Property Development	Property development and operations in the PRC
Emerson	Distribution of houseware products and audio products and licensing business – Comprising a group listed on the New York Stock Exchange ("**NYSE**") of the USA
PRC Household Appliances	Trading of household appliances, wires and cables in the PRC

(a) Unaudited revenue and results of the Group by operating segment

For the six months ended 30 September 2026

	PRC Property Development *HK$ million*	Emerson *HK$ million*	PRC Household Appliances *HK$ million*	Unallocated *HK$ million*	Consolidated *HK$ million*
Revenue:					
Sale of properties to external customers	**171**	**–**	**–**	**–**	**171**
Sale of household appliances, wires and cables to external customers	**–**	**–**	**2**	**–**	**2**
Sale of houseware and audio products to external customers	**–**	**19**	**–**	**–**	**19**
Licensing income from external customers	**–**	**3**	**–**	**–**	**3**
Total segment revenue	**171**	**22**	**2**	**–**	**195**
Results:					
Segment results	**19**	**(16)**	**2**	**–**	**5**
Reconciliations:					
Unallocated corporate expenses	**–**	**–**	**–**	**(9)**	**(9)**
ECL on accounts receivable	**–**	**1**	**(1)**	**–**	**–***
Impairment loss reversed in respect of completed properties held for sales	**17**	**–**	**–**	**–**	**17**
Interest income	**–**	**–**	**–**	**2**	**2**
Profit before taxation					**15**

* The amount is less than HK$1 million.

For the six months ended 30 September 2025

	PRC Property Development *HK$ million*	Emerson *HK$ million*	PRC Household Appliances *HK$ million*	Unallocated *HK$ million*	Consolidated *HK$ million*
Revenue:					
Sale of properties to external customers	213	–	–	–	213
Sale of household appliances, wires and cables to external customers	–	–	8	–	8
Sale of houseware and audio products to external customers	–	21	–	–	21
Licensing income from external customers	–	2	–	–	2
Total segment revenue	213	23	8	–	244
Results:					
Segment results	21	(20)	(1)	–	–*
Reconciliations:					
Unallocated corporate expenses	–	–	–	(6)	(6)
ECL on accounts receivable	–	–*	–*	–	–*
Impairment loss recognised in respect of properties under development	(16)	–	–	–	(16)
Impairment loss reversed in respect of completed properties held for sales	13	–	–	–	13
Interest income	–	–	–	5	5
Loss before taxation					(4)

* The amount is less than HK$1 million.

(b) Assets and liabilities of the Group by operating segments

	PRC Property Development *HK$ million*	Emerson *HK$ million*	PRC Household Appliances *HK$ million*	Unallocated *HK$ million*	Inter-segment elimination *HK$ million*	Consolidated *HK$ million*
As at 30 September 2026 (unaudited)						
Reportable segment assets	1,415	136	24	7	(5)	1,577
Reportable segment liabilities	1,087	15	7	46	(5)	1,150
As at 31 March 2026 (audited)						
Reportable segment assets	1,496	146	25	5	(6)	1,666
Reportable segment liabilities	1,201	12	9	38	(6)	1,254

(c) Geographical segment

	(Unaudited) Six months ended	
	30 September 2026	30 September 2025
	HK$ million	*HK$ million*
Revenue:		
PRC	**173**	221
USA	**22**	23
Total	**195**	244

4. REVENUE

An analysis of the Group's revenue from contracts with customers, by principal activities, for the Period and the Corresponding Period is as follows:

	(Unaudited) Six months ended	
	30 September 2026	30 September 2025
	HK$ million	*HK$ million*
By principal activity:		
Sale of properties	**171**	213
Sale of goods	**21**	29
Licensing income	**3**	2
	195	244

Revenue from the above mentioned principal activities was recognised on "**point in time**" basis.

5. OTHER INCOME, GAINS AND LOSSES

	(Unaudited) Six months ended	
	30 September 2026	30 September 2025
	HK$ million	*HK$ million*
Impairment loss recognised in respect of properties under development	**–**	(16)
Impairment loss reversed in respect of completed properties held for sales	**17**	13
Changes in ECL on accounts receivables	**–***	–*
Interest income	**2**	5
Others	**–***	1
	19	3

* The amount is less than HK$1 million.

6. FINANCE COSTS

	(Unaudited) Six months ended	
	30 September 2026	30 September 2025
	HK$ million	*HK$ million*
Interest on loans from related parties	**1**	3
Interest on bank loans	**–**	2
Interest on lease liabilities	**–***	–*
	1	5
Less: interest expense capitalised into properties under development *(Note (i))*	**–**	(4)
	1	1

Note:

(i) The finance costs incurred by the Group in both periods arose from funds borrowed specifically for the purpose of obtaining the qualifying assets.

* The amount is less than HK$1 million.

7. PROFIT/(LOSS) BEFORE TAXATION

The (loss)/profit before taxation is arrived at after charging/(crediting):

		(Unaudited) Six months ended	
		30 September 2026	30 September 2025
		HK$ million	*HK$ million*
(a)	**Staff costs**		
	Directors' and Chief Executive Officer's emoluments	**3**	3
	Other staff costs:		
	– Salaries and other benefits	**14**	16
	– Retirement benefits costs	**1**	2
		18	21
	Less: amount capitalised in properties under development	**–***	(1)
		18	20
(b)	**Other items**		
	Short-term lease expenses	**–***	–*
	Depreciation of plant and equipment	**1**	–*
	Depreciation of right-of-use assets	**1**	1
	Business tax and other levies	**–***	1
	Advertising and promotion expenses**	**2**	2
	Carrying amount of inventories sold	**16**	27
	Cost of properties sold recognised as expense	**142**	182
	Changes in ECL on accounts receivable	**–***	–*

* The amount is less than HK$1 million.

** Included in selling and distribution costs.

8. INCOME TAX EXPENSES

No Hong Kong profits tax has been provided in the unaudited condensed consolidated interim financial statements as there are no assessable profits arising in Hong Kong during the Period and the Corresponding Period.

Under the Law of the PRC on Corporate Income Tax (the "**CIT Law**") and Implementation Regulation of the CIT Law, the tax rate of the PRC subsidiaries is 25% for both periods.

The provision of land appreciation taxes ("**LAT**") is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. LAT is charged at ranges of progressive rates of the appreciation value, with certain allowable exemptions and deductions.

Taxes on profits assessable elsewhere have been calculated at the rates of tax prevailing in the places in which the Group operates, based on existing legislation, interpretations and practises in relevant jurisdictions thereof.

	(Unaudited)	
	Six months ended	
	30 September 2026	30 September 2025
	HK$ million	*HK$ million*
Current income tax:		
– PRC corporate income tax	**11**	6
– PRC LAT	**2**	4
– Overseas	**–***	–*
Deferred tax – PRC	**–***	–*
Income tax expenses	**13**	10

* The amount is less than HK$1 million.

9. DIVIDEND

The Directors do not recommend the payment of an interim dividend for the Period (the Corresponding Period: Nil).

10. PROFIT/(LOSS) PER SHARE

(a) Basic profit/(loss) per share

The calculation of basic profit/(loss) per share attributable to the owners of the Company is based on the following data:

	(Unaudited)	
	Six months ended	
	30 September 2026	30 September 2025
	HK$ million	*HK$ million*
Profit/(Loss) for the period for the purpose of calculating basic profit/(loss) per share	**6**	(13)

	30 September 2026	30 September 2025
	Number of ordinary shares	Number of ordinary shares
	million	*million*
Number of shares:		
Weighted average number of ordinary shares for the purposes of calculating basic profit/(loss) per share	**5,492.2**	5,492.2

(b) Diluted profit/(loss) per share

Diluted profit/(loss) per share equals basic profit/(loss) per share as there were no potential ordinary shares outstanding during the Period and the Corresponding Period.

11. ACCOUNTS RECEIVABLE

The Group allows an average credit period of 30 to 90 days to its trade customers.

	(Unaudited) 30 September 2026	(Audited) 31 March 2026
	HK$ million	*HK$ million*
Gross amount	**33**	33
Less: allowance of ECL	**(5)**	(5)
Net carrying amount	**28**	28

The following are the movements of allowance of ECL on accounts receivable during the Period/the year ended 31 March 2026 (the "**Corresponding Year**"):

	(Unaudited) 30 September 2026	(Audited) 31 March 2026
	HK$ million	*HK$ million*
At beginning of the Period/the Corresponding Year	**5**	11
Change in ECL allowance	**–***	(6)
At end of the Period/the Corresponding Year	**5**	5

The ageing analysis of accounts receivable (net of allowance of ECL), presented based on the invoice date, is as follows:

	(Unaudited) 30 September 2026	(Audited) 31 March 2026
	HK$ million	*HK$ million*
0–3 months	**13**	14
3–6 months	**1**	3
7–12 months	**4**	6
Over 12 months	**10**	5
	28	28

12. ACCOUNTS PAYABLE

The Group was allowed an average credit period of 60 to 90 days by its trade suppliers.

The analysis of accounts payable, including ageing analysis of accounts payable arising from purchases of inventories based on the invoice date, is as follows:

	(Unaudited) 30 September 2026	(Audited) 31 March 2026
	HK$ million	*HK$ million*
For purchases of inventories		
0–3 months	**9**	7
3–6 months	**1**	1
6–12 months	**3**	3
For construction costs *(Note (i))*	**428**	416
	441	427

Note:

(i) Construction costs payable comprise payables for construction costs and other project related expenses (including unbilled payables) which are based on project progress measured by project management team of the Group.

BUSINESS REVIEW

The Group recorded a revenue of HK$195 million for the Period as compared to HK$244 million for the Corresponding Period, representing a decrease of approximately 20%. The decrease in revenue was mainly due to the decrease in sales revenue of property development business in the Period. During the Period, according to the construction plan, certain phases of the Ningxiang, Yangjiang, Gongyi, Yongzhou and Shantou projects have been completed and property units were delivered to the ultimate customers. Revenue from recognised sales of property development amounted to HK$171 million, representing a decrease of approximately 20%. Revenue generated from the trading of household appliances, wires and cables in the PRC amounted to approximately HK$2 million, representing a decrease of approximately 75%. Emerson recorded a decrease in revenue from HK$23 million for the Corresponding Period to HK$22 million for the Period, representing a decrease of approximately 4%. The Group recorded an unaudited profit attributable to the owners of the Company (the "**Owners**") of HK$6 million for the Period, comparing to the unaudited loss attributable to the Owners of HK$13 million for the Corresponding Period. Comparing to the Corresponding Period, the major changes in the unaudited condensed consolidated statement of profit or loss items were (i) the decrease in revenue (ii) the gross profit margin for properties delivered during the Period was approximately 17%, which was higher than approximately 14% for the Corresponding Period; and (iii) No impairment loss recognised in respect of properties under development was recorded during the Period.

As at 30 September 2026, the principal business activities of the Group included PRC property development business, Emerson's operation and the PRC household appliances business.

PRC property development business

Sales of properties

During the Period, completed property units of Ningxiang, Yangjiang, Gongyi, Yongzhou and Shantou projects were delivered to the ultimate customers, the area of properties delivered were decreased to approximately 17,400 sq.m. (Corresponding Period: approximately 38,600 sq.m.). Sales of properties decreased by approximately 20% from HK$213 million for the Corresponding Period to HK$171 million for the Period. Due to the decrease in revenue, the PRC property development business contributed a segment profit of HK$19 million to the Group during the Period, which decreased from the segment profit of HK$21 million incurred during the Corresponding Period. The sales of properties revenue (net of business tax and other levies) by project are summarised as follows:

	Approximate amount Six months ended		**Approximate saleable areas delivered Six months ended**	
Name of the project	**30 September 2026**	30 September 2025	**30 September 2026**	30 September 2025
	(HK$ million)		*(sq.m.)*	
Ningxiang Minjie Ziyun Fu[#] (寧鄉敏捷紫雲府)	**1**	24	**–***	4,800
Gongyi Minjie Jinxiu Yuanzhu[#] (鞏義敏捷錦綉源築)	**1**	6	**200**	500
Yangjiang Minjie Dongyue Fu[#] (陽江敏捷東樾府)	**7**	145	**1,300**	27,100
Yongzhou Minjie Jinyue Fu[#] (永州敏捷金玥府)	**6**	19	**1,700**	4,300
Shantou Minjie Jinglong Wan[#] (汕頭敏捷璟瓏灣)	**156**	19	**14,200**	1,900
Total	**171**	213	**17,400**	38,600

[#] For identification purposes only

* The amount is less than 100 sq.m.

Contracted sales

The Group had five projects on pre-sales and sales during the Period. The Group's attributable contracted sales during the Period were approximately RMB89 million with approximately 9,000 sq.m. sold and the average selling price was approximately RMB9,800 per sq.m., whereas the Group's attributable contracted sales during the Corresponding Period were approximately RMB181 million with approximately 27,100 sq.m. sold and the average selling price was approximately RMB6,700 per sq.m. The contracted sales for the two periods are summarised as follows:

	Approximate attributable total value Six months ended		**Approximate attributable saleable areas sold Six months ended**	
	30 September	30 September	**30 September**	30 September
Name of the project	**2026**	2025	**2026**	2025
	(RMB million)		*(sq.m.)*	
Ningxiang Minjie Ziyun Fu[#] (寧鄉敏捷紫雲府)	**–***	1	**–^**	200
Gongyi Minjie Jinxiu Yuanzhu[#] (鞏義敏捷錦綉源築)	**1**	9	**200**	5,100
Yangjiang Minjie Dongyue Fu[#] (陽江敏捷東樾府)	**1**	50	**100**	9,700
Shantou Minjie Jinglong Wan[#] (汕頭敏捷璟瓏灣)	**86**	114	**8,400**	10,500
Yongzhou Minjie Jinyue Fu[#] (永州敏捷金玥府)	**1**	7	**300**	1,600
Total	**89**	181	**9,000**	27,100

[#] For identification purposes only

* The amount is less than RMB1 million.

^ The amount is less than 100 sq.m.

Projects under development

Projects under development amounted to approximately 76,200 sq.m. attributable gross floor area ("**GFA**") as at 30 September 2026 (as at 31 March 2026: approximately 76,200 sq.m.), details of which are set out below:

	Approximate attributable GFA		**Approximate attributable saleable area**	
Location	**30 September 2026** ***(sq.m.)***	31 March 2026 *(sq.m.)*	**30 September 2026** ***(sq.m.)***	31 March 2026 *(sq.m.)*
Ningxiang, Hunan	**13,000**	13,000	**12,000**	12,000
Yangjiang, Guangdong	**17,300**	17,300	**15,000**	15,000
Yongzhou, Hunan	**45,900**	45,900	**36,500**	36,500
Total	**76,200**	76,200	**63,500**	63,500

Properties held for sale

During the Period, there were no newly completed properties. Total saleable area of approximately 159,600 sq.m. of properties held for sale was brought forward from 31 March 2026 and available for sales for the Period. As approximately 17,400 sq.m. in saleable area has been recognized as sales of property development during the Period, the remaining properties held for sale as recorded in the unaudited condensed consolidated statement of financial position as at 30 September 2026 were approximately 142,200 sq.m. in saleable area.

Land bank

On 20 July 2026, the Group made a successful bid for the land use rights of a parcel of land in Zhanjiang City, Guangdong Province with GFA and saleable area of 231,700 sq.m. and 190,300 sq.m. respectively, details of which are set out in the announcement of the Company dated 30 July 2026 (the "**Land Acquisition**"). As at 30 September 2026, the Group's attributable land bank was approximately 301,000 sq.m. and approximately 245,700 sq.m. in GFA and saleable area respectively (as at 31 March 2026: approximately 69,300 sq.m. and approximately 55,400 sq.m. respectively). Details are as below:

	Approximate attributable GFA		**Approximate attributable saleable area**	
Location	**30 September 2026** *(sq.m.)*	31 March 2026 *(sq.m.)*	**30 September 2026** *(sq.m.)*	31 March 2026 *(sq.m.)*
Zhanjiang, Guangdong	**231,700**	–	**190,300**	–
Yongzhou, Hunan	**69,300**	69,300	**55,400**	55,400
Total	**301,000**	69,300	**245,700**	55,400

Emerson operations business

Emerson, a 72.4% owned subsidiary, whose shares are listed on the NYSE in the USA, generated revenue of HK$22 million for the Period as compared to HK$23 million for the Corresponding Period, representing a decrease of approximately 4%. The decrease in revenue was mainly resulting from a decrease in sales of particular household appliances. Segment loss of Emerson for the Period was HK$16 million as compared to the segment loss of HK$20 million for the Corresponding Period.

PRC household appliances business

During the Period, trading of household appliances, wires and cables in the PRC recorded a revenue of HK$2 million for the Period, as compared to HK$8 million for the Corresponding Period, representing a decrease of approximately 75%. The operation has generated a segment profit of HK$2 million for the Period as compared to the segment loss of HK$1 million for the Corresponding Period.

Profit Attributable to the Owners for the Period

The Group recorded a profit attributable to the Owners of approximately HK$6 million for the Period (Corresponding Year: a loss of HK$13 million).

BUSINESS PROSPECTS

During 2026, China's economy adheres to the principle of seeking progress while maintaining stability. As China enters the first year of its 15th Five-Year Plan, macroeconomic policies further strengthen to improve in effectiveness to stabilise the economic fundamentals and defence complex changes from external environment. The central government has clearly stated its intention to "focus on stabilising the property market", with policy directions centred on "optimising supply on cityspecific basis, destocking and controlling new supply". The industry is accelerating the development of a new model centred on high-quality development. The Group will focus its efforts on the following areas in order to promote the Group's stable and sustainable development:

I. Building a strong foundation for development by focusing on the property development business. The Group will adhere to the market-oriented approach, focus on the development and delivery of existing projects, strengthen lean management, enhance operational efficiency, make every effort to achieve various operating targets, ensure safe operating cash flow and financial stability.

II. Coordinating with favourable policies and exploring investment opportunities. Following the favourable policies and the market recovery, the Group will also pay close attention to the land market with a cautiously optimistic attitude and seek for appropriate opportunities in project investments, in order to supplement the land reserve and support the layout of long-term development. Meanwhile the Group will also keep an eye on other opportunities in the property sector to lay the foundation for sustainable and steady development.

III. Dealing with the change of conditions in the USA distribution of houseware products and audio products business. With regard to the operation of Emerson, international trade barriers are showing signs of easing, but geopolitical conflicts continue to persist. The Group will continue to monitor the trade and political environment and work to mitigate the external impact through elastic pricing strategies, adjusting the structure of supply chains and diversifying suppliers.

LIQUIDITY AND FINANCIAL RESOURCES

The current ratio of the Group as at 30 September 2026 was approximately 1.42 as compared to approximately 1.36 as at 31 March 2026. The increase was mainly attributable to a portion of amounts due to related parties transited to the non-current liabilities after extension.

During the Period, the Group's working capital requirements were mainly financed by internal resources and external borrowings as the Group continued to generate cash from its PRC property development business.

As at 30 September 2026, the Group had cash and bank balances of HK$305 million (as at 31 March 2026: HK$414 million). Excluding restricted bank deposits of HK$143 million (as at 31 March 2026: HK$222 million), the cash and bank balances amounted to HK$162 million (as at 31 March 2026: HK$192 million), of which HK$74 million, HK$55 million and HK$33 million (as at 31 March 2026: HK$92 million, HK$29 million and HK$71 million) were denominated in RMB, HK$ and US$, respectively.

The Group had no particular seasonal pattern of interest-bearing bank loans. The committed interest-bearing banking facilities available to the Group but not drawn as at 1 April 2025 amounted to approximately HK$426 million. During the Corresponding Period, the Group had repaid that bank loans; accordingly, the above banking facilities had expired. As at 30 September 2026, the Group did not have committed banking facilities.

As at 31 March 2026 and 30 September 2026, the Group had no outstanding interest-bearing bank loans.

GEARING RATIO

As at 30 September 2026, the Group has net cash position of HK$283 million (as at 31 March 2026: net cash position of HK$393 million), expressed as the difference between cash and bank balances and interest-bearing borrowings (including bank loans and amount due to related parties, if any).

CHARGES ON GROUP ASSETS

As at 30 September 2026 and 31 March 2026, the Group did not have charges on its assets.

TREASURY POLICIES

The Group's revenues are mainly in US dollars and RMB. Since the Hong Kong dollars is linked with the US dollars, the Group is not exposed to significant currency risks in transactions settled in US dollars. However, for transactions settled in RMB, the Group will be exposed to foreign currency risks. The Group offsets the corresponding risks mainly through natural hedging and has not participated in any speculative trading of derivative financial instruments, but will carefully consider whether to conduct currency swaps at an appropriate time to hedge against corresponding risks. The Group will closely monitor and manage its foreign currency exposure and make use of appropriate measures when required.

MATERIAL ACQUISITION AND DISPOSAL OF SUBSIDIARIES AND AFFILIATED COMPANIES

During the Period, the Company had no material acquisition or disposal of subsidiaries nor affiliated companies.

MATERIAL EVENTS AFTER THE PERIOD

There were no significant events occurred up to the date of this announcement.

SIGNIFICANT INVESTMENT

Other than the Land Acquisition as mentioned above, the Group did not make any new significant investment during the Period.

FUTURE PLAN FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

The Group does not have any concrete plan for material investments or capital assets for the coming 12 months following the date of this announcement.

EMPLOYEES AND REMUNERATION POLICIES

The number of employees of the Group as at 30 September 2026 was 62 (as at 31 March 2026: 57). The Group remunerates its employees mainly based on industry practice, individual performance and experience. Apart from the basic remuneration, a discretionary bonus may be granted to eligible employees by reference to the Group's performance as well as to an individual's performance in the relevant financial year. Other benefits include medical and retirement schemes.

CONTINGENT LIABILITIES

Except for the cases set out below, the Group did not have significant contingent liabilities as of 30 September 2026 and up to the date of this announcement:

Guarantees

The Group had provided guarantees of approximately HK$1,354 million as at 30 September 2026 (as at 31 March 2026: HK$1,417 million) to banks in favour of the purchasers of property units in relation to the Group's properties under development and completed properties sold, up to an amount of 80% of the purchase price of the individual property units, in respect of the mortgage loans provided by the banks to such purchasers. These guarantees provided by the Group to the banks will be released upon receiving the building ownership certificates of the respective properties by the banks from the customers as a pledge for security to the mortgage loans granted.

Pursuant to the terms of the guarantees, upon default in mortgage payments by these purchasers prior to the releases of the guarantees, the Group is responsible to repay the outstanding mortgage principals together with any accrued interests and penalties owed by the defaulted purchasers to the banks, and the Group is entitled to take over the legal title and possession of the related properties. The guarantees start from the respective dates of grant of the mortgage loans.

In the opinion of the Directors, the total fair value of the financial guarantee contracts of the Group is insignificant at initial recognition. The Directors also consider the possibility of default by the parties involved to be remote and in case of default in payments, the net realisable value of the related properties would be able to cover the outstanding principal together with the accrued interest and penalties. Accordingly, no value has been recognised in the unaudited condensed consolidated statement of financial position as at 30 September 2026 (31 March 2026: Nil).

LEGAL CASES

(a) The Company

In an order made by the High Court of the Hong Kong Special Administrative Region (the "**High Court**") on 9 May 2016 in respect of case HCCW 177/2011, the Company is required to:

(i) indemnify and keep indemnified the former provisional liquidators in the event that the funds paid into the court are insufficient to meet the taxed fees and expenses of the former provisional liquidators; and

(ii) indemnify and keep indemnified Mr. Fok Hei Yu and FTI Consulting (Hong Kong) Limited in respect of the costs of the defence of proceedings HCA 92/2014 (the "**Action**"), subject to the final determination of the Action. The Action is a legal case filed in January 2014 in the High Court by Sino Bright Enterprises Co., Ltd., and HCA 1152/2017 is a legal case filed in May 2017 in the High Court by the Company (which was later consolidated with The Action), against Mr. Fok Hei Yu and FTI Consulting (Hong Kong) Limited for alleged misrepresentation and the case is ongoing.

Application for setting aside the Notice of Appointment for Taxation of the Bills for the former provisional liquidators in respect of their costs of taxation dated 5 March 2025 taken out on 9 May 2025 which was dismissed by the Master on 27 May 2025. Notice of Appeal to the decision has been filed on 9 June 2025 under appeal action number CACV 362 of 2026.

The appeal against the Master's Decision was heard on 3 September 2026 and the Company's appeal was successful. The Judge has (i) allowed the Company's appeal; (ii) set aside the Master's ex parte taxation order and referred Bill 13 to inter partes taxation; and (iii) ordered the former provisional liquidators to pay the Company's costs of the 30 December 2024 summons and of this appeal, summarily assessed at HK$500,000.

As at the date of this announcement, the Company has received no such requests for the related fees, costs and expenses.

(b) Emerson Radio Corp.

On 10 October, 2023, the US District Court for the District of Delaware (the "**Delaware District Court**") granted final judgment in favour of the Emerson Radio Corp. (the "**Emerson**") in its trademark infringement lawsuit against air conditioning and heating products provider Emerson Quiet Kool Co., Ltd. and wholesaler Home Easy Ltd. (the "**Defendants**"). Among other things, the Delaware District Court order issues an injunction and directs the US Patent and Trademark Office to cancel the Defendants' existing and proposed "Emerson Quiet Kool" trademarks and prohibits Defendants from registering or applying to register, or using the same mark or any other mark or name containing the word "Emerson" going forward. The judgment also awards approximately US$10.4 million (equivalent to approximately HK$81 million), inclusive of disgorgement of wrongful profits, attorney's fees and enhanced damages. During the year ended 31 March 2024, based on the judgement affirmation by the U.S. Court of Appeals for the Third Circuit, Emerson recorded income of US$3.1 million (equivalent to approximately HK$24 million), which was the remaining balance of the advanced deposits, net of attorney's fees incurred during the year ended 31 March 2024. Like any judgement, there is no guarantee that Emerson will be able to collect the entire judgement or if it is able to collect, how soon it will be able to do so. The Defendants have filed separate bankruptcy petitions in the US Bankruptcy Court for the District of New Jersey. In addition, in connection with those bankruptcy proceedings, the Chapter 7 trustee of Defendants has filed a complaint seeking the return of the $4.1 million (equivalent to approximately HK$32 million) of advanced deposits previously paid to the Emerson and the outcome of such litigation remains uncertain.

CAPITAL COMMITMENTS

As at 30 September 2026, the Group had contracted, but not provided for, capital expenditure commitments of HK$309 million (as at 31 March 2026: HK$278 million) in respect of properties under development.

PURCHASE, SALE OR REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities during the Period. The Company and its subsidiaries also did not redeem, purchase or cancel any of their redeemable securities during the Period. There were no sales of treasury shares by the Company during the Period, and the Company did not hold any treasury shares during the Period.

CORPORATE GOVERNANCE CODE

The Company's code on corporate governance practices was adopted by reference to the code provisions of the Corporate Governance Code (the "**Code**") as set out in Part 2 of Appendix C1 to the Rules Governing the Listing of Securities on the Stock Exchange ("**Listing Rules**").

The Board confirmed that the Company had complied with all principles and code provisions in the Code during the Period, except for the code provisions of the Code as noted hereunder.

Code Provision C.2.1

Mr. Tan has been acting as the chairman of the Board (the "**Chairman**") and the Chief Executive Officer ("**CEO**") of the Company since his appointment as a Director on 2 December 2017, which according to code provision C.2.1, the roles of these two positions should be separate and should not be performed by the same individual.

The Board has considered that the non-segregation would not result in concentration of power in one person and has the advantage of a strong and consistent leadership which is conducive to making and implementing decisions quickly and consistently.

The primary role of the Chairman is to provide leadership for the Board and to ensure that it works effectively in the discharge of its responsibilities. The CEO is responsible for the day-to-day management of the Group's business. Their respective roles and responsibilities are set out in writing and have been approved by the Board. As mentioned above, the roles of the Chairman and the CEO have been performed by Mr. Tan. However, if the Board does find a suitable candidate for the position of CEO, the above roles will be separately discharged by different persons at that time.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 to the Listing Rules. Specific enquiry has been made to all Directors and each of them has confirmed that they have complied with the Model Code during the Period.

REVIEW OF ACCOUNTS

The audit committee of the Company has reviewed and confirmed with the management of the Group the unaudited condensed consolidated financial statements of the Group for the Period and the Corresponding Period, including the accounting principles and practices adopted by the Group.

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.nimbleholding.com). The Group's interim report for the Period will be despatched to the shareholders of the Company and available on the above websites in due course.

By order of the Board
Nimble Holdings Company Limited
Tan Bingzhao
Chairman

Hong Kong, 27 November 2026

As at the date of this announcement, the Board comprises five executive Directors, namely, Mr. Tan Bingzhao, Mr. Deng Xiangping, Mr. Yan Guohao, Ms. Liang Minling and Mr. HuDesheng; and four independent non-executive Directors, namely, Dr. Lin Jinying, Dr. LuZhenghua, Dr. Ye Hengqing and Dr. Chen Yuanzhi.