S-Enjoy Service Group Co., Limited
新城悅服務集團有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 1755)

QUARTERLY UPDATE ON RESUMPTION PROGRESS AND CONTINUED SUSPENSION OF TRADING

This announcement is made by S-Enjoy Service Group Co., Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09 and Rule 13.24A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

References are made to the Company's announcements dated 31 March 2025, 13 May 2025, 27 May 2025, 23 June 2025, 30 June 2025, 14 July 2025, 29 August 2025, 30 September 2025, 31 December 2025, 20 January 2026, 30 March 2026 and 29 June 2026 in relation to, among other things, (i) the delay in publication of the 2024 Annual Results and 2024 Annual Report and the postponement of Board Meeting; (ii) the suspension of trading; (iii) the Related Party Fund Transfers; (iv) the establishment of the Independent Investigation Committee and appointment of independent investigation counsel; (v) the resignation of the auditor of the Company; (vi) the Resumption Guidance; (vii) the quarterly update on resumption progress; (viii) the appointment of the auditor of the Company; (ix) the delay in publication of the 2025 Interim Results and 2025 Interim Report; (x) the key findings of the Independent Forensic Investigation and removal of an executive Director; (xi) the key findings of Internal Control Review; (xii) the announcement of unaudited results for the year ended 31 December 2024; and (xiii) the 2024 annual results announcement, the 2025 interim results announcement and the 2025 annual results announcement (collectively, the "**Announcements**"). Unless otherwise defined or the context otherwise requires, capitalised terms in this announcement shall have the same meanings as those defined in the Announcements.

QUARTERLY UPDATE ON RESUMPTION PROGRESS

As disclosed in the announcement of the Company dated 23 June 2025, the Stock Exchange has set out the Resumption Guidance for the Company as follows:

(a) conduct an appropriate independent forensic investigation into the Related Party Fund Transfers, assess their impact on the Company's business operations and financial position, announce the findings of the investigation and take appropriate remedial actions;

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

(c) demonstrate that there is no reasonable regulatory concern about the integrity, competence and/or character of the Group's management and/or any persons with substantial influence over the Company's management and operations, which may pose a risk to investors and damage market confidence;

(d) conduct an independent internal control review and demonstrate that the Company has in place adequate internal controls and procedures to comply with the Listing Rules;

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

(f) inform the market of all material information for the Shareholders and other investors to appraise the Company's position.

Pursuant to Rule 13.24A of the Listing Rules, the Board wishes to update to the Shareholders and potential investors of the Company that as at the date of this announcement, the latest developments of the Company and the progress of fulfilling the Resumption Guidance are as follows:

(a) Independent Forensic Investigation

As disclosed in the Announcements, the Company published, among other things, an announcement on September 2025 on the key findings of the Independent Forensic Investigation, the observations and recommendations of the Independent Investigation Committee, the corresponding views and responses of the Board and the full settlement by Mr. Yang of the Fund Occupation Fee in the sum of RMB4,115,125.

Following due and careful consideration and having exercised reasonable judgment, the Independent Investigation Committee has come to the view that the relevant investigative work has been completed, and there are no further appropriate steps that can be taken. The Independent Forensic Investigation is therefore concluded, and the Independent Investigation Committee has properly discharged its duties and responsibilities. Following the conclusion of the Independent Forensic Investigation, the Independent Investigation Committee was dismissed on 15 June 2026.

(b) Outstanding financial results

On 29 June 2026, the Board announced its 2024 Annual Results, 2025 Interim Results and the 2025 Annual Results.

The Board is currently working with its auditor, Grant Thornton, to publish the 2024 Annual Report, the 2025 Interim Report and the 2025 Annual Report in July 2026.

(c) The integrity, competence and/or character of the Group's management and/or any persons with substantial influence over the Company's management and operations

As at the date of this announcement, the Company is of the view that there is no reasonable regulatory concern about the integrity, competence and/or character of the Group's current management and/or any persons with substantial influence over the Company's management and operations, which may pose a risk to investors and damage market confidence. Upon conclusion of the Independent Forensic Investigation, the Independent Forensic Accountant found that, subject to the limitations stated in the Investigation Report, none of the current Directors or senior management members had been involved in the Related Party Fund Transfers, nor did it come across any evidence or any other matters that may reasonably lead to a conclusion that there are legitimate concerns over the integrity of the current Directors and senior management members. For details, please refer to the Announcements.

(d) Internal Control Review

Reference is made to the announcement of the Company dated 31 December 2025 regarding the key findings of the Internal Control Review and the remedial actions taken by the Group. For further details, please refer to the announcement of the Company dated 31 December 2025 (the "**IC Key Findings Announcement**").

On 9 June 2026, the Internal Control Consultant conducted an additional internal control follow-up review (the "**Second IC Follow-up Review**"), and the testing period covered the period between 13 October 2025 and 9 June 2026. The Second IC Follow-up Review was conducted with respect to the Internal Control Review findings with risk level rating reaching "Medium to High" and had previously yielded results of "No Sample Available" or "Partially Passed" in the IC Follow-up Review. The remedial status as identified in the Second IC Follow-up Review are set out below:

1) **Key Finding No. 3 referred to in the IC Key Findings Announcement — Follow-up review on the updated management procedures of the list of fixed assets:** The Group commenced inputting serial numbers of computer equipment into the Asset Management Module of its SAP System from January 2026. According to the fixed asset register provided by the Group, a dedicated column has been created therein to record the serial numbers of computer equipment.

   Furthermore, the Group has been progressively implementing the centralized office equipment scheme, under which the Group is now required to procure company-owned computer equipment for newly joined employees, with a view to phasing out the use of personally-owned "Bring Your Own Device" (BYOD) arrangements. According to the sampling test results of the Second IC Follow-up Review, the relevant business units of the Group have procured company-owned computer equipment for the newly joined employees accordingly.

2) **Key Finding No. 8 referred to in the IC Key Findings Announcement — Follow-up review on the approval structure for different payment amount:** As previously disclosed, the Group has formulated, approved and published the "S-Enjoy Service Capital Management Policy (2025 version)" (新城悅服務資金管理辦法(2025版)), which among other things, requires all single payments exceeding RMB100 million, upon completion of the standard SAP System payment approval process, to undergo further large amount reporting and application process, and be approved by two Directors.

   According to the sampling test results of the Second IC Follow-up Review, for the sampled payment transactions with individual amounts equal to or exceeding RMB100 million, the respective applicants have initiated a "Large-Amount Payment Reporting Application" (大額付款報備申請) process through the SAP System, setting out the reasons for such reporting applications, and the transactions have been reviewed and approved by two incumbent executive Directors.

3) **Key Finding No. 9 referred to in the IC Key Findings Announcement — Follow-up review on (i) the written records of regular reconciliations with the Group's connected persons and (ii) the reporting procedures on undergoing size test for connected transactions:** As previously disclosed, the Group has (i) arranged the joint company secretary of the Company to, among other things, perform size test and taking necessary actions approved and (ii) targeted to commence regular reconciliation with connected persons in early 2026.

In relation to (i) above, the sampling test results of the Second IC Follow-up Review indicated that the Group's deputy general manager of administrative management has been communicating with the staff of the Board office regarding new connected transactions, and that the staff of the Board office has reviewed the relevant connected transactions and conducted size tests. Since the test results were all below 5% and the total consideration was below HK$3 million, the transactions are classified as fully exempted transactions under the relevant Listing Rules.

In relation to (ii) above, the sampling test results of the Second IC Follow-up Review indicated that the Group's deputy director of accounting has communicated with and reconciled the details of the connected transactions with the relevant finance personnel of the connected persons.

Save as disclosed above, there is no further update since the announcement of the Company dated 31 December 2025 regarding the findings of the Internal Control Review and the remedial actions taken by the Group.

Views of the Audit Committee and the Board on the Internal Control Review

Further to the Company's disclosure in the IC Key Findings Announcement, the Board wishes to reaffirm that, having considered the Second IC Follow-up Review conducted by the Internal Control Consultant and having verified that all remedial measures have been fully implemented, the audit committee and the Board remain satisfied that the remedial measures implemented by the Group are adequate and sufficient to address the key findings of the Internal Control Review, and the improved internal control policies and management measures on, among others, payment approval, connected transactions (including continuing connected transactions) and management of the SAP System can facilitate the Group to prevent incidents similar to the Related Party Fund Transfers and other key findings of the Independent Forensic Accountant (as disclosed in the announcement of the Company dated 30 September 2025) from happening in the future. The Board accordingly confirms that the Company's internal control systems are adequate and effective for the purposes of compliance with its obligations under the Listing Rules.

(e) Demonstration of compliance with Rule 13.24 of the Listing Rules

The Company is an experienced property management services provider in the PRC engaged in the provision of property management services, community-related value-added services and developer-related value-added services.

As set out in the 2024 annual results announcement and 2025 annual results announcement, the revenue of the Group amounted to approximately RMB5,055.6 million and RMB4,665.5 million, respectively. The Company's total assets increased from approximately RMB5,475.0 million to RMB5,637.6 million.

The property management industry is currently in a critical window of opportunity. On the one hand, the decline in the real estate market, resulting in fewer deliveries and new projects, will continue to compress the industry's room for expansion; on the other hand, urban renewal, renovation of old residential areas and active circulation of existing projects will continue to release the management needs and service upgrade opportunities of existing projects. Those who can seize policy opportunities and embed their service capabilities into urban governance and community renewal can transform cyclical pressures into structural opportunities. We must solidify our foundation and enhance the value of our services so that we can be in a more advantageous position before the next rebound arrives.

The Group has also begun to explore the application of the latest technologies including AI in our property service scenarios, such as intelligent fee collection and work order follow-up, in order to improve efficiency and reduce costs. Overall, technological development is rapidly evolving, and the latest technologies are worth exploring and mastering. We hope that the value of technology can make our communication more timely, our services more balanced and our execution more stable, ultimately transforming our efficiency advantages into further improvements in customer satisfaction and fee collection rates.

As at the date of this announcement, the business operations of the Group are continuing as usual in all material aspects, despite the Suspension. The Group will continue to ensure the smooth business operation of the Group, and to assess and monitor the impact (if any) of the Suspension on the business operations and financial performance of the Group and take appropriate measures, including publication of announcement(s) in relation to the business operations of the Group, as and when appropriate.

(f) Material information for the Shareholders and other investors to appraise the Company's position

The Company submitted a resumption proposal to the Stock Exchange to seek the resumption of trading of the Shares on 27 June 2026 (the "**Resumption Proposal**"). The Resumption Proposal sets out, among other things, actions taken and proposed to be taken by the Company to fulfil the Resumption Guidance. Further announcements will be made as and when appropriate should there be any material development on the resumption.

The Company will continue to keep the Shareholders and potential investors abreast of any relevant material developments by making further announcement(s) as and when appropriate in accordance with the requirements under the Listing Rules, as well as announce quarterly updates pursuant to Rule 13.24A of the Listing Rules. The Company will continue to work closely with its professional advisers and proactively take all necessary and appropriate steps to comply with the Resumption Guidance.

CONTINUED SUSPENSION OF TRADING

At the request of the Company, trading in the shares of the Company on the Stock Exchange has been suspended since 9:00 a.m. on Tuesday, 1 April 2025 and will remain suspended until further notice.

The Company wishes to emphasise that the operations of the Group remain stable and unaffected.

The Shareholders and potential investors should exercise caution when dealing in the shares or other securities of the Company.

By order of the Board
S-Enjoy Service Group Co., Limited
Qi Xiaoming
Chairman
Executive Director
Chief Executive Officer

The PRC, 30 June 2026

As at the date of this announcement, the Board comprises Mr. Qi Xiaoming and Ms. Wu Qianqian as executive directors; and Ms. Zhang Yan, Mr. Zhu Wei and Mr. Jiang Xuzhi as independent non-executive directors.