中駿商管

SCE Intelligent Commercial Management Holdings Limited

中駿商管智慧服務控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 606)

INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2026

FINANCIAL HIGHLIGHTS

- Revenue was approximately RMB588.3 million.
- Gross profit margin was approximately 30.2%.
- Profit attributable to owners of the parent was approximately RMB27.9 million.
- The total contracted gross floor area ("**GFA**") and GFA under management were approximately 43.3 million sq.m. and 35.4 million sq.m., respectively.

The board (the "**Board**") of directors (the "**Directors**") of SCE Intelligent Commercial Management Holdings Limited (the "**Company**") is pleased to announce the unaudited consolidated interim results of the Company and its subsidiaries (collectively, the "**Group**" or "**SCE CM**") for the six months ended 30 June 2026, together with the comparative figures for the corresponding period in 2025, as follows:

INTERIM 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
		(Unaudited)	(Unaudited)
	Notes	***RMB'000***	*RMB'000*
REVENUE	*4*	**588,279**	588,283
Cost of sales		**(410,546)**	(406,233)
Gross profit		**177,733**	182,050
Other income and gains	*4*	**28,491**	30,289
Selling and marketing expenses		**(2,603)**	(4,095)
Administrative expenses		**(140,280)**	(140,189)
Finance cost	*5*	**(156)**	(96)
Share of profit of a joint venture		**998**	653
PROFIT BEFORE TAX	*6*	**64,183**	68,612
Income tax expense	*7*	**(36,330)**	(27,864)
PROFIT FOR THE PERIOD		**27,853**	40,748
OTHER COMPREHENSIVE INCOME/(LOSS):			
Other comprehensive income/(loss) that may not be reclassified to profit or loss in subsequent periods:			
Exchange differences on translation of foreign operations		**(2,020)**	997
OTHER COMPREHENSIVE INCOME/(LOSS) FOR THE PERIOD		**(2,020)**	997
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		**25,833**	41,745

INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (Continued)
For the six months ended 30 June 2026

		Six months ended 30 June	
		2026	2025
		(Unaudited)	(Unaudited)
	Note	***RMB'000***	*RMB'000*
Profit/(loss) attributable to:			
Owners of the parent		**27,913**	34,120
Non-controlling interests		**(60)**	6,628
		27,853	40,748
Total comprehensive income/(loss) attributable to:			
Owners of the parent		**25,893**	35,117
Non-controlling interests		**(60)**	6,628
		25,833	41,745
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT			
Basic and diluted	*9*	**RMB1.44 cents**	RMB1.76 cents

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

30 June 2026

	Notes	**30 June 2026 (Unaudited) *RMB'000***	31 December 2025 (Audited) *RMB'000*
NON-CURRENT ASSETS			
Property and equipment		**50,116**	36,412
Investment properties		**952,714**	967,371
Investment in a joint venture		**3,942**	2,944
Deferred tax assets		**47,799**	50,319
Total non-current assets		**1,054,571**	1,057,046
CURRENT ASSETS			
Trade receivables	*10*	**242,097**	222,720
Prepayments, deposits and other receivables		**92,562**	91,842
Amount due from a related party		**893,639**	803,613
Cash and cash equivalents		**1,297,204**	1,331,659
Total current assets		**2,525,502**	2,449,834
CURRENT LIABILITIES			
Trade payables	*11*	**163,465**	155,389
Other payables and accruals		**255,393**	275,997
Contract liabilities		**279,840**	242,354
Tax payable		**76,733**	58,129
Total current liabilities		**775,431**	731,869
NET CURRENT ASSETS		**1,750,071**	1,717,965
TOTAL ASSETS LESS CURRENT LIABILITIES		**2,804,642**	2,775,011

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

30 June 2026

	30 June 2026 (Unaudited)	31 December 2025 (Audited)
	RMB'000	*RMB'000*
NON-CURRENT LIABILITIES		
Lease liabilities	**5,130**	2,043
Deferred tax liabilities	**2,335**	1,724
Total non-current liabilities	**7,465**	3,767
Net assets	**2,797,177**	2,771,244
EQUITY		
Equity attributable to owners of the parent		
Issued capital	**16,024**	16,024
Reserves	**2,781,113**	2,755,220
	2,797,137	2,771,244
Non-controlling interests	**40**	–
Total equity	**2,797,177**	2,771,244

NOTES:

1. BASIS OF PREPARATION

The Company is a limited liability company incorporated in the Cayman Islands on 20 August 2019. The registered office address of the Company is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands. The addresses of the principal place of business of the Company in the People's Republic of China (the "**PRC**") and Hong Kong are 6/F, SCE Tower, No. 2, Lane 1688, Shenchang Road, Hongqiao Business District, Shanghai, China and Room 2502–03A, Landmark South, 39 Yip Kan Street, Wong Chuk Hang, Hong Kong, respectively. The shares of the Company were listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") on 2 July 2021.

During the period, the Group was involved in the provision of property management services and value-added services in the PRC.

In the opinion of the Directors, Happy Scene Global Limited, a company incorporated in the British Virgin Islands (the "**BVI**"), is the immediate holding company of the Company, and China SCE Group Holdings Limited (together with its subsidiaries but excluding the Group, the "**China SCE Group**"), a company incorporated in the Cayman Islands and whose shares are listed on the Main Board of the Stock Exchange, is the controlling shareholder of the Company.

The unaudited interim condensed consolidated financial statements of the Group for the six months ended 30 June 2026 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 and the disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**").

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

These unaudited interim condensed consolidated financial statements have been prepared under the historical cost convention. These unaudited interim condensed consolidated financial statements are presented in Renminbi ("**RMB**") and all values are rounded to the nearest thousand ("**RMB'000**") except when otherwise indicated.

2. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies adopted in the preparation of the unaudited interim condensed consolidated financial statements are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of the following amended HKFRS Accounting Standards for the first time for the current period's financial information.

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*
Amendments to HKFRS Accounting Standards	*Annual Improvements to HKFRS Accounting Standards — Volume 11*

The adoption of these amended HKFRS Accounting Standards had no material impact on the Group's condensed consolidated financial statements.

3. OPERATING SEGMENT INFORMATION

The Group is principally engaged in the provision of property management services and value-added services. Information reported to the Group's chief operating decision maker, for the purpose of resource allocation and performance assessment, focuses on the operating results of the Group as a whole as the Group's resources are integrated and no discrete operating segment information is available. Accordingly, no operating segment information is presented.

Geographical information

No geographical information is presented as the Group's revenue from the external customers is derived solely from its operation in Chinese Mainland during the six months ended 30 June 2026 and 2025 and the non-current assets of the Group were substantially located in Chinese Mainland as at 30 June 2026 and 31 December 2025.

Information about major customers

There is no revenue derived from sales to a single customer or a group of customers under common control accounted for 10% or more of the Group's total revenue for the six months ended 30 June 2026 and 2025.

4. REVENUE, OTHER INCOME AND GAINS

An analysis of the Group's revenue is as follows:

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Types of goods or services		
Revenue from contracts with customers		
Property management services	**483,551**	487,802
Value-added services	**89,371**	84,878
Subtotal	**572,922**	572,680
Revenue from other sources		
Gross rental income from investment property operating leases:		
Variable lease payments that do not depend on an index or a rate	**1,019**	1,540
Other lease payments, including fixed payments	**14,338**	14,063
Subtotal	**15,357**	15,603
Total revenue	**588,279**	588,283

An analysis of the Group's other income and gains is as follows:

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Bank interest income	**1,414**	3,645
Gain on disposal of items of property and equipment, net	**295**	2
Forfeiture income on deposits received	**335**	173
Government grants	**3,372**	641
Interest income from a related party	**22,805**	24,343
Foreign exchange gain, net	**–**	723
Others	**270**	762
	28,491	30,289

5. FINANCE COST

An analysis of the Group's finance cost is as follows:

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Interest on lease liabilities	**156**	96

6. PROFIT BEFORE TAX

The Group's profit before tax is arrived at after charging/(crediting):

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Cost of services provided	**410,546**	406,233
Depreciation of property and equipment	**6,061**	7,001
Depreciation of right-of-use assets	**2,907**	1,328
Depreciation of investment properties	**14,657**	14,657
Amortisation of an intangible asset	**–**	126
Gain on disposal of property and equipment, net	**(295)**	(2)
Employee benefit expense (including directors' remuneration):		
Salaries, bonuses and benefits in kind	**172,012**	183,034
Share-based payment expenses	**–**	335
Pension scheme contributions	**31,972**	36,588
	203,984	219,957
Impairment losses of trade receivables, net	**64,391**	45,135
Loss on disposal of subsidiaries, net	**–**	219
Foreign exchange loss/(gain), net	**1,229**	(723)

7. INCOME TAX

The Group is subject to income tax on an entity basis on profits arising in or derived from the tax jurisdictions in which the Group's subsidiaries are domiciled and operate. Pursuant to the rules and regulations of the Cayman Islands and the BVI, the entities within the Group incorporated in the Cayman Islands and the BVI are not subject to any income tax. No provision for Hong Kong profits tax has been made during the periods as the Group did not generate any assessable profits arising in Hong Kong during these periods.

Subsidiaries of the Group operating in Chinese Mainland are generally subject to the PRC corporate income tax ("**CIT**") at a rate of 25% for the periods.

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(Unaudited)	(Unaudited)
Current charge for the period:		
PRC CIT	**33,199**	25,901
Deferred	**3,131**	1,963
Total tax charge for the period	**36,330**	27,864

8. DIVIDEND

The Board has resolved not to declare any interim dividend for the six months ended 30 June 2026 (six months ended 30 June 2025: Nil).

9. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT

The calculation of the basic earnings per share amounts is based on the profit for the period attributable to ordinary equity holders of the parent of approximately RMB27,913,000 (six months ended 30 June 2025: RMB34,120,000), and the weighted average number of ordinary shares of 1,935,000,000 (six months ended 30 June 2025: 1,935,000,000) outstanding (excluding treasury shares) during the period.

No adjustment has been made to the basic earnings per share amounts presented for the six months ended 30 June 2026 and 2025 in respect of a dilution as the Group had no potential dilutive ordinary shares outstanding during these periods.

10. TRADE RECEIVABLES

Trade receivables represented receivables arising from property management services and value-added services. The Group charges fees on a quarterly or monthly basis and the payment is generally due upon the issuance of demand notes. Overdue balances are reviewed regularly by management. Except for the balances with the China SCE Group and joint ventures and associates of the China SCE Group, the Group's trade receivables relate to a number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Trade receivables are interest-free.

The amounts due from the China SCE Group and joint ventures and associates of the China SCE Group are repayable on credit terms similar to those offered to the major customers of the Group.

An ageing analysis of the trade receivables as at the end of the reporting period, based on the invoice date and net of loss allowance, is as follows:

	30 June 2026	31 December 2025
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Current to 90 days	**60,907**	49,090
91 to 180 days	**42,155**	28,809
181 to 365 days	**34,346**	40,189
Over 365 days	**104,689**	104,632
	242,097	222,720

11. TRADE PAYABLES

An ageing analysis of the trade payables as at the end of the reporting period, based on the invoice date, is as follows:

	30 June 2026	31 December 2025
	RMB'000	*RMB'000*
	(Unaudited)	(Audited)
Current to 90 days	**134,864**	122,596
91 to 365 days	**27,664**	31,840
Over 365 days	**937**	953
	163,465	155,389

MANAGEMENT DISCUSSION AND ANALYSIS

OVERVIEW

The Group is a service provider focusing on property management services with operations in the West Taiwan Strait Economic Zone, the Yangtze River Delta Economic Zone, the Bohai Rim Economic Zone, the Guangdong-Hong Kong-Macao Greater Bay Area and the Central Western Region. As at 30 June 2026, there were 31 contracted commercial properties with a total contracted GFA of approximately 3.9 million sq.m. and 14 commercial properties under management with a total GFA under management of approximately 1.7 million sq.m..

The Group also provides property management services to residential properties. As at 30 June 2026, there were 200 contracted residential projects with a total contracted GFA of approximately 39.4 million sq.m. and 199 residential projects under management with a total GFA under management of approximately 33.7 million sq.m..

BUSINESS REVIEW

During the six months ended 30 June 2026 (the "**Period**"), the Group's business comprised the following major business segments, namely (i) commercial property management and operational services; and (ii) residential property management services.

During the Period, the Group's revenue by business segment is as follows:

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Commercial property management and operational services	**146,779**	169,115
Residential property management services	**441,500**	419,168
Total	**588,279**	588,283

Commercial property management and operational services

During the Period, the Group's commercial property management and operational services segment recorded total revenue of approximately RMB146.8 million, representing a year-on-year decrease of approximately 13.2%; GFA under management of approximately 1.7 million sq.m., remaining unchanged year-on-year; the number of projects under management of 14 projects, remaining unchanged year-on-year; and contracted GFA of approximately 3.9 million sq.m., remaining unchanged year-on-year.

During the Period, the contracted GFA, GFA under management and revenue under the Group's commercial property management and operational services segment by geographical area are as follows:

	Six months ended 30 June					
	2026			2025		
	Contracted GFA sq.m.	**GFA under Management sq.m.**	**Revenue RMB**	Contracted GFA sq.m.	GFA under Management sq.m.	Revenue RMB
		(in thousands)			(in thousands)	
Yangtze River Delta Economic Zone	**1,240**	**449**	**43,155**	1,240	449	33,363
West Taiwan Strait Economic Zone	**750**	**577**	**33,980**	750	577	60,623
Bohai Rim Economic Zone	**684**	**325**	**45,002**	684	325	48,252
Guangdong-Hong Kong-Macao Greater Bay Area	**611**	**266**	**15,134**	611	266	16,332
Central Western Region	**624**	**112**	**9,508**	624	112	10,545
Total	**3,909**	**1,729**	**146,779**	3,909	1,729	169,115

Certain information of the Group's commercial properties under management as at 30 June 2026 and 2025 was set out below:

Project	Opening Date	Property Type	Location	Geographic Region	Occupancy Rate As of 30 June 2026 %	Occupancy Rate As of 30 June 2025 %	GFA under Management As of 30 June 2026 sq.m.	GFA under Management As of 30 June 2025 sq.m.
Quanzhou SCE Funworld	May 2014	Shopping mall	Quanzhou	West Taiwan Strait Economic Zone	**93.7**	92.7	**180,929**	180,929
Nan'an SCE Funworld	December 2018	Shopping mall	Quanzhou	West Taiwan Strait Economic Zone	**97.1**	97.8	**72,618**	72,618
Shuitou SCE Funworld	December 2020	Shopping mall	Quanzhou	West Taiwan Strait Economic Zone	**88.0**	85.2	**105,290**	105,290
Xianyou SCE Funworld	December 2020	Shopping mall	Putian	West Taiwan Strait Economic Zone	**92.1**	92.9	**82,678**	82,678
Taizhou SCE Funworld	December 2021	Shopping mall	Taizhou	Yangtze River Delta Economic Zone	**87.1**	88.8	**199,625**	199,625
Heyuan SCE Funworld	December 2021	Shopping mall	Heyuan	Guangdong-Hong Kong-Macao Greater Bay Area	**82.6**	77.2	**111,084**	111,084
Pingdingshan SCE Funworld	December 2021	Shopping mall	Pingdingshan	Central Western Region	**99.5**	98.1	**111,142**	111,142
Zhangjiagang SCE Funworld	December 2021	Shopping mall	Suzhou	Yangtze River Delta Economic Zone	**93.6**	94.6	**100,825**	100,825
Gaomi SCE Funworld	December 2022	Shopping mall	Weifang	Bohai Rim Economic Zone	**93.9**	92.6	**143,634**	143,634
Tangshan SCE Funworld	March 2023	Shopping mall	Tangshan	Bohai Rim Economic Zone	**94.3**	94.3	**78,048**	78,048
Beijing West Chang'an SCE Funworld	March 2023	Shopping mall	Beijing	Bohai Rim Economic Zone	**93.1**	95.3	**103,453**	103,453
Shantou SCE Funworld	December 2023	Shopping mall	Shantou	Guangdong-Hong Kong-Macao Greater Bay Area	**88.3**	82.1	**154,710**	154,710
Kunshan Huaqiao SCE Funworld	October 2024	Shopping mall	Shanghai	Yangtze River Delta Economic Zone	**99.8**	95.4	**148,826**	148,826
Fuzhou SCE Funworld	December 2024	Shopping mall	Fuzhou	West Taiwan Strait Economic Zone	**96.4**	93.5	**136,213**	136,213
Total					**92.9**	91.3	**1,729,075**	1,729,075

The macro-commercial environment, together with consumer behavior patterns, are experiencing rapid evolution. Following the phase of rapid expansion in the shopping mall sector, the development model for commercial projects has gradually shifted from scale-driven expansion toward asset quality optimisation and operational yields. The ability of a project to attract and retain customers and to build a brand ecosystem with sustained appeal, has become a crucial factor influencing its competitiveness. Amidst an external environment marked by overall pressure on the consumer market and intensifying competition, SCE CM has consistently executed its operational strategy of "Store-specific Policies", formulating targeted tenant sourcing and operational plans based on each project's geographical location, customer profile and changes in consumption patterns. The Group will closely monitor market changes and consumption trends, continuously optimise its business mix, brand portfolio and experiential design of its shopping malls, and further enhance their operational vitality and consumer appeal.

During the Period, the projects of SCE CM maintained overall steady and high-quality development. Against the backdrop of a generally pressured consumer market, the Group continued to enhance its refined operational capabilities and proactively responded to market changes, demonstrating strong operational resilience and market adaptability. During the Period, shopping malls nationwide focused on refined operations, actively adjusted their brand portfolios, and continuously improved brand quality, consumer experience and operational efficiency. The Group's flagship projects delivered outstanding performance: Quanzhou SCE Funworld continued to invest in commercial space renovation. By adding an underground plaza, optimising customer circulation and introducing the "Quanzhou Cuoli" gourmet street, the project further enhanced its experiential and food and beverage offerings, thereby boosting project operational efficiency; Kunshan Huaqiao SCE Funworld proactively adjusted over 20% of its brands portfolio during the Period. Guided by its urban outlet positioning, it actively introduced international affordable luxury brands, consolidated its commercial influence in the western Shanghai region, and established itself as a new regional commercial landmark; Fuzhou SCE Funworld captured consumption trends among "Generation Z" and proactively renovated and expanded its fourth-floor dining area during the Period, optimising the spatial layout and upgrading ancillary facilities. Upon launch, it immediately became Fuzhou's largest social dining destination, significantly enhancing the project's experiential appeal to young customers.

During the Period, SCE CM closely followed consumer sentiment and market trends, planning and launching a series of distinctive themed marketing campaigns such as the "6.6 Happy Life Festival". These campaigns integrated diverse content of shopping, dining, entertainment, social interaction and lifestyle experiences to enhance interactivity and participation. The Group also further integrated its online marketing channels and built its own new media portfolio. Through brand private domains and communities, it reached target customer groups more effectively and convert online traffic into offline footfall and actual sales. At the same time, SCE CM continued to strengthen its strategy of "Digital Intelligence Empowerment". During the Period, the Group's total number of members across all channels exceeded 5 million. Through digital intelligence operation tools, the Group analysed the content preferences and consumption characteristics of different customer segments, enabling it to gain a more accurate understanding of consumption behaviour and demand changes, and thereby improve the timeliness and precision of operational decision-making. Meanwhile, the Group has increased investments in AI technology, deploying a range of external applications, including AI-powered customer service and self-service points redemption, to improve service efficiency and customer experience. Internally, it has fully deployed AI office assistants and AI data analytics tools to empower daily operational decision-making and enhance business efficiency. In addition, SCE CM actively explored innovative business opportunities. Leveraging group synergies, it expanded into investments in food and beverage and retail sectors, and has participated in the investments in and franchising of a number of high-quality brands. This effectively supplements commercial content supply and deepens operational understanding. It represents an important practice for the Group to move beyond the traditional "Rent Collection" mindset and foster deeper collaboration with brand tenants, as well as a forward-looking positioning for future commercial forms.

Residential Property Management Services

During the Period, the Group's residential property management services segment recorded total revenue of approximately RMB441.5 million, representing a year-on-year increase of approximately 5.3%; GFA under management was approximately 33.7 million sq.m., representing a year-on-year slight increase of approximately 1.3%; the number of projects under management was 199, representing a year-on-year decrease of four projects; and contracted GFA was approximately 39.4 million sq.m., representing a year-on-year decrease of approximately 6.4%.

During the Period, the contracted GFA, GFA under management and revenue under the Group's residential property management services segment by geographical area are as follows:

	Six months ended 30 June					
	2026			2025		
	Contracted GFA	**GFA under Management**	**Revenue**	Contracted GFA	GFA under Management	Revenue
	sq.m.	***sq.m.***	***RMB***	*sq.m.*	*sq.m.*	*RMB*
	(in thousands)			(in thousands)		
Yangtze River Delta Economic Zone	**8,005**	**7,233**	**80,399**	8,648	6,933	69,633
West Taiwan Strait Economic Zone	**16,365**	**15,412**	**202,156**	16,338	15,100	196,548
Bohai Rim Economic Zone	**4,153**	**3,025**	**55,897**	4,852	3,169	60,555
Guangdong-Hong Kong-Macao Greater Bay Area	**4,393**	**2,669**	**36,733**	4,393	2,446	31,509
Central Western Region	**6,485**	**5,352**	**66,315**	7,886	5,606	60,923
Total	**39,401**	**33,691**	**441,500**	42,117	33,254	419,168

In respect of the residential property management services segment, in light of the current macroeconomic environment and deep industry adjustments, the Group has adopted a pragmatic and steady development strategy. It has proactively streamlined its operating structure and adjusted its market footprint, achieving rational and high-quality growth in business scale while maintaining strict cost control and ensuring service quality, thereby laying a solid strategic foundation for the Group's long-term sustainable development. Through a dual-track service model that combines standardised protocols with customised solutions, the Group has fully implemented refined management across internal governance enhancement, system improvement, service upgrades and value-added service expansion, driving the self-improvement of its core competitiveness. Based on the positioning of different projects, the Group has rolled out a three-dimensional service system comprising "Butler-style Service", "Hotel-style Service" and "One-stop Service", complemented by community cultural activities tailored to local conditions, precisely addressing the specific needs of diverse customer groups. This not only improves the living experience but also achieves a dual uplift in service efficiency and customer satisfaction. Beyond basic property management services, the Group has extended its focus to high-value-added diversified services, continuously expanding value-added services such as housekeeping, cleaning, home improvement, asset leasing and community energy/health solutions. The coordinated development of these diversified businesses not only effectively broadens revenue streams but also strengthens residents' sense of belonging and living experience. The Group will proactively adjust its operating mindset, uphold innovative thinking to address industry challenges and continuously optimise service processes and management mechanisms. It will also strengthen its talent development system, and comprehensively enhance operational quality and service standards in all aspects.

OUTLOOK

Uncertainty in the macro-commercial environment is expected to persist, characterised by accelerating consumption segmentation. As the influence of the "Generation Z" consumer group continues to rise, coupled with the increase in value-conscious consumer behavior driven by economic downturns, competition among commercial projects is no longer confined to brand variety and product pricing. This places higher demands on business operators' market insight and market responsiveness. Market adjustments bring both challenges and new opportunities to commercial projects, while also providing opportunities for projects to re-evaluate market positioning and enhance operational efficiency. At this critical juncture of accelerated external change, it is particularly important for commercial projects to deepen consumer engagement and trust. The essence of future commercial operations lies in working hand-in-hand with tenants to deliver value-driven content and services centered around consumers.

Looking ahead, SCE CM will continue to commit to long-term value creation through refined asset operations, quality enhancement, and operational efficiency. The Group will concentrate resources on refining flagship projects and consolidate project reputation through excellent operating performance, thereby empowering adjustments in tenant sourcing. At the same time, the Group will closely follow brand development trends, deeply analyse the underlying logic of brand growth, conduct meticulous brand due diligence and continuously refine the business portfolio layout of its shopping malls. The Group will also innovate marketing strategies, with a focus on refined and in-depth membership operations to build a durable membership operation system. The Group will adhere to the principle of "Beginning with the End in Mind", anchor its objective, pursue shared development with tenants, and engage empathetically with consumers to jointly drive sustained growth in commercial value.

FINANCIAL REVIEW

Revenue

Revenue remained stable at approximately RMB588.3 million during the Period, compared with the same period in 2025. A breakdown of the Group's revenue by service category for the periods indicated is set out below:

	Six months ended 30 June			
	2026		2025	
	Revenue	**Percentage**	Revenue	Percentage
	RMB'000	*%*	*RMB'000*	*%*
Commercial property management and operational services				
Basic commercial property management services	**77,796**	**13.2**	99,131	16.8
Other value-added services and rental income	**68,983**	**11.8**	69,984	11.9
Subtotal	**146,779**	**25.0**	169,115	28.7
Residential property management services				
Basic residential property management services	**405,755**	**69.0**	388,671	66.1
Value-added services to non-property owners	**285**	**–**	739	0.1
Community value-added services	**35,460**	**6.0**	29,758	5.1
Subtotal	**441,500**	**75.0**	419,168	71.3
Total	**588,279**	**100.0**	588,283	100.0

Basic Commercial Property Management Services

The Group's basic commercial property management services mainly include cleaning, security, repair and maintenance, tenant assistance, marketing and promotion services provided to property developers, property owners and tenants. The Group's revenue from basic commercial property management services decreased by approximately 21.5% from approximately RMB99.1 million in the first half of 2025 to approximately RMB77.8 million in the Period, accounting for approximately 13.2% of the revenue. This was due to the termination of property management contracts for certain projects in 2025, resulting in no revenue contribution from such projects during the Period.

Other Value-added Services and Rental Income

The Group's other value-added services and rental income mainly include tenant management, rental collection, parking lot management, advertising space and other common area management services provided after the opening of commercial properties, and rental income. The Group's revenue from other value-added services and rental income slightly decreased by approximately 1.4% from approximately RMB70.0 million in the first half of 2025 to approximately RMB69.0 million in the Period, accounting for approximately 11.8% of the revenue.

Basic Residential Property Management Services

The Group's basic residential property management services mainly include cleaning, security, landscaping and repair and maintenance services provided to property owners, property owners' committees or property developers. The Group's revenue from basic residential property management services increased by approximately 4.4% from approximately RMB388.7 million in the first half of 2025 to approximately RMB405.8 million in the Period, accounting for approximately 69.0% of the revenue. This was due to the increase in GFA under management.

Gross Profit

Gross profit slightly decreased by approximately 2.4% from approximately RMB182.1 million in the first half of 2025 to approximately RMB177.7 million in the Period. The overall gross profit margin slightly decreased from approximately 30.9% in the first half of 2025 to approximately 30.2% in the Period. The decrease in gross profit margin was mainly due to the termination of commercial property management contracts of certain projects with higher gross profit margin in 2025.

Other Income and Gains

Other income and gains decreased by approximately 5.9% from approximately RMB30.3 million in the first half of 2025 to approximately RMB28.5 million in the Period. The decrease in other income and gains was mainly due to the decrease in bank interest income.

Administrative Expenses

Administrative expenses increased slightly by approximately 0.1% from approximately RMB140.2 million in the first half of 2025 to approximately RMB140.3 million in the Period. The increase in administrative expenses was mainly attributable to the combined effect of increase in impairment losses of trade receivables and decrease in employee benefit expenses.

Income Tax Expense

Income tax expense increased significantly by approximately 30.4% from approximately RMB27.9 million in the first half of 2025 to approximately RMB36.3 million in the Period. Income tax expense as a percentage of profit before taxation increased from 40.6% in the first half of 2025 to 56.6% in the Period, mainly resulted from the increase in impairment losses of trade receivables, which was not deductible for tax purposes.

Profit Attributable to Owners of the Parent

Profit attributable to owners of the parent decreased by approximately 18.2% from approximately RMB34.1 million in the first half of 2025 to approximately RMB27.9 million in the Period. The decrease in profit attributable to owners of the parent was primarily due to the combined effect of increase in impairment losses of trade receivables and the implementation of stringent cost control measures. Basic earnings per share amounted to approximately RMB1.44 cents in the Period.

Amount Due From a Related Party

The Group's amount due from a related party was a loan advanced to China SCE Group charged at an interest rate of 5.5% per annum. The maturity date of the loan is 31 December 2026.

LIQUIDITY, FINANCIAL AND CAPITAL RESOURCES

Cash Position

As at 30 June 2026, the Group's cash and bank balances were denominated in different currencies as set out below:

	30 June 2026 *RMB'000*	31 December 2025 *RMB'000*
Renminbi	**1,245,690**	1,197,932
Hong Kong dollars	**2,097**	5,034
US dollars	**49,417**	128,693
Total cash and bank balances	**1,297,204**	1,331,659

Borrowings

As at 30 June 2026, the Group did not incur any borrowings (31 December 2025: Nil).

The gearing ratio was calculated by dividing the net amount of interest-bearing borrowings by total equity. As at 30 June 2026, the gearing ratio was nil (31 December 2025: Nil).

Exchange Rate Fluctuation Exposures

The Group's businesses are located in the PRC and all of the revenue and a substantial amount of operating expenses of the Group are denominated in RMB. As at 30 June 2026 and 31 December 2025, except for certain bank deposits which were denominated in foreign currencies, exchange rate changes of RMB against foreign currencies will not have material adverse effect on the results of operations of the Group.

No foreign currency hedging arrangement was made as at 30 June 2026 (31 December 2025: Nil). The Group will closely monitor its exposure to fluctuation in foreign currency exchange rates.

CORPORATE GOVERNANCE

During the Period, the Company and the Board has complied with all applicable code provisions under the Corporate Governance Code (the "**CG Code**") in force during the Period as set out in Part 2 of Appendix C1 to the Listing Rules.

AUDIT COMMITTEE AND REVIEW OF INTERIM RESULTS

Pursuant to the provisions of the CG Code, the Company established the audit committee (the "**Audit Committee**") on 10 June 2021. In compliance with Rule 3.21 of the Listing Rules, the Audit Committee of the Company shall only consist of non-executive Directors and be chaired by an independent non-executive Director. During the Period, the Audit Committee comprises three independent non-executive Directors, namely Mr. Pang Hon Chung as the chairman and Mr. Wang Yongping and Mr. Ding Zuyu as the members.

Mr. Pang Hon Chung, chairman of the Audit Committee, has considerable experience in accounting and financial management, which is in line with the requirement of Rule 3.10(2) of the Listing Rules which requires that at least one of the independent non-executive directors must have appropriate professional qualifications or accounting or related financial management expertise.

The Audit Committee has reviewed the accounting policies adopted by the Group, the unaudited interim condensed consolidated financial statements of the Group for the six months ended 30 June 2026 and this interim results announcement.

MODEL CODE FOR SECURITIES TRANSACTIONS BY THE DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") set out in Appendix C3 to the Listing Rules as its code of conduct for securities transactions by the Directors.

The Company has made specific enquiries of all the Directors and all the Directors confirmed that they have strictly complied with the required standards set out in the Model Code during the Period.

PURCHASE, REDEMPTION OR SALE OF LISTED SECURITIES OF THE COMPANY

During the Period, neither the Company nor its subsidiaries had purchased, redeemed or sold any of the Company's listed securities (including sale of treasury shares).

INTERIM DIVIDEND

The Board has resolved not to declare any interim dividend for the Period (six months ended 30 June 2025: Nil).

PUBLICATION OF INTERIM RESULTS AND INTERIM REPORT

This interim results announcement is published on the websites of the Company (www.sce-icm.com) and the Stock Exchange (www.hkexnews.hk). The 2026 interim report of the Group containing the relevant information required by the Listing Rules will be published on the websites of the Company and of the Stock Exchange in due course.

By order of the Board
SCE Intelligent Commercial Management Holdings Limited
Wong Lun
Chairman

Hong Kong, 27 August 2026

As at the date of this announcement, the executive Directors are Mr. Wong Lun, Mr. Niu Wei, Mr. Sun Qiang, Mr. Zheng Quanlou and Ms. Ku Weihong and the independent non-executive Directors are Mr. Ding Zuyu, Mr. Wang Yongping and Mr. Pang Hon Chung.