Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

新希望服务
NEWHOPE service

New Hope Service Holdings Limited
新 希 望 服 務 控 股 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3658)

INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2026

INTERIM RESULTS HIGHLIGHTS

For the six months ended 30 June 2026, the results of the Group were as follows:

1. The revenue of the Group amounted to RMB771.1 million, representing an increase of 4.2% as compared to revenue of RMB739.8 million for the corresponding period of 2025.

2. The revenue of the Group was distributed in different businesses as follows:

   1) the revenue from property management services amounted to RMB504.0 million, accounting for 65.4% of the total revenue, representing an increase of 7.9% as compared to that of RMB467.1 million for the corresponding period of 2025;

   2) the revenue from lifestyle services amounted to RMB164.5 million, accounting for 21.3% of the total revenue, representing a decrease of 6.9% as compared to that of RMB176.6 million for the corresponding period of 2025;

   3) the revenue from commercial operational services amounted to RMB44.2 million, accounting for 5.7% of the total revenue, representing a decrease of 8.3% as compared to that of RMB48.2 million for the corresponding period of 2025;

   4) the revenue from value-added services to non-property owners amounted to RMB58.4 million, accounting for 7.6% of the total revenue, representing an increase of 21.9% as compared to that of RMB47.9 million for the corresponding period of 2025.

3. The gross profit was RMB219.6 million, representing an decrease of 6.0% as compared to that of RMB233.7 million for the corresponding period of 2025; and the gross profit margin was 28.5%.

4. The profit attributable to the equity shareholders of the Company for the Reporting Period was RMB100.4 million, representing an decrease of 17.0% as compared to that of RMB120.9 million for the corresponding period of 2025.

5. For the six months ended 30 June 2026, the Group's net cash flow from operating activities was approximately RMB20.6 million, while the net cash flow from operating activities was approximately RMB21.0 million for the corresponding period of 2025.

6. For the six months ended 30 June 2026, the Group had 262 projects under management with GFA under management of approximately 40.0 million sq.m., representing an increase of approximately 5.3% as compared to the corresponding period of 2025. The Group had 276 contracted projects with contracted areas of approximately 43.4 million sq.m., representing an increase of approximately 4.8% as compared to the corresponding period of 2025.

7. The Board recommends the payment of interim dividend of HK$0.096 per share for the six months ended 30 June 2026 (six months ended 30 June 2025: HK$0.110 per share).

INTERIM RESULTS

The board (the "**Board**") of directors (the "**Directors**") of New Hope Service Holdings Limited (the "**Company**" or "**New Hope Service**") is pleased to announce the unaudited consolidated results of the Company and its subsidiaries (collectively, "**we**", "**our**" or the "**Group**") for the six months ended 30 June 2026 (the "**Reporting Period**"), together with the comparative figures for the corresponding period in 2025, as follows:

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

for the six months ended 30 June 2026 — unaudited
*(Expressed in Renminbi ("**RMB**"))*

		Six months ended 30 June	
		2026	2025
	Note	***RMB'000***	*RMB'000*
Revenue	*4*	**771,120**	739,818
Cost of sales		**(551,475)**	(506,138)
Gross profit		**219,645**	233,680
Other net income/(expense)	*5*	**9,263**	(3,336)
Selling expenses		**(6,476)**	(6,708)
Administrative expenses		**(79,872)**	(61,367)
Expected credit loss on financial assets		**(14,192)**	(10,016)
Profit from operations		**128,368**	152,253
Finance expenses		**(1,614)**	(1,643)
Finance income		**8,109**	8,417
Finance income, net	*6(a)*	**6,495**	6,774
Share of profits less losses of associates		**549**	**13**
Profit before taxation	*6*	**135,412**	159,040
Income tax	*7*	**(30,128)**	(27,567)
Profit and total comprehensive income for the period		**105,284**	131,473
Attributable to:			
Equity shareholders of the Company		**100,353**	120,923
Non-controlling interests		**4,931**	10,550
Profit and total comprehensive income for the period		**105,284**	131,473
Earnings per share			
Basic and diluted (RMB)	*8*	**0.123**	0.149

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

at 30 June 2026 — unaudited
(Expressed in RMB)

	Note	**30 June 2026** *RMB'000*	31 December 2025 *RMB'000*
Non-current assets			
Investment properties		**103,809**	103,842
Goodwill		**133,415**	133,415
Property and equipment		**42,477**	50,196
Intangible assets		**127,968**	136,560
Interests in associates		**5,695**	10,281
Other investments in securities		**43,409**	12,371
Deferred tax assets		**13,366**	5,430
		470,139	452,095
Current assets			
Inventories		**544**	558
Other investments in securities		**21,459**	51,590
Prepayments, deposits and other receivables		**142,771**	134,242
Trade receivables	*9*	**502,311**	503,520
Restricted cash		**4,695**	7,887
Cash and cash equivalents	*10*	**961,848**	957,808
		1,633,628	1,655,605
Current liabilities			
Trade payables	*11*	**212,017**	193,944
Other payables and accruals		**206,191**	202,433
Contract liabilities		**231,864**	249,638
Current taxation		**17,443**	1,330
Lease liabilities		**5,213**	2,297
		672,728	649,642
Net current assets		**960,900**	1,005,963
Total assets less current liabilities		**1,431,039**	1,458,058

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

at 30 June 2026 — unaudited
(Expressed in RMB)

	Note	**30 June 2026** *RMB'000*	31 December 2025 *RMB'000*
Non-current liabilities			
Lease liabilities		**34,506**	34,452
Deferred tax liabilities		**15,722**	12,143
		50,228	46,595
NET ASSETS		**1,380,811**	1,411,463
CAPITAL AND RESERVES			
Share capital	*12(b)*	**6,741**	6,741
Reserves		**1,326,250**	1,311,702
Total equity attributable to equity shareholders of the Company		**1,332,991**	1,318,443
Non-controlling interests		**47,820**	93,020
TOTAL EQUITY		**1,380,811**	1,411,463

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

(Expressed in RMB unless otherwise indicated)

1 CORPORATION INFORMATION

New Hope Service Holdings Limited (the "**Company**") was incorporated in the Cayman Islands on 5 November 2020 as an exempted company with limited liability under the Companies Law, Cap 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands.

The Company and its subsidiaries (together, referred to as "**the Group**") are principally engaged in property management services, lifestyle services, commercial operational services and value-added services to non-property owners in the People's Republic of China (the "**PRC**").

The immediate parent of the Group is Golden Rose Developments Limited, a company incorporated under the laws of British Virgin Islands ("**BVI**"). The ultimate controlling party of the Group are Mr. Liu Yonghao and Ms. Liu Chang (collectively the "**Ultimate Owners**").

2 BASIS OF PREPARATION

This interim financial report of the Company has been prepared in accordance with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"), including compliance with International Accounting Standards ("IAS") 34, *Interim financial reporting*, issued by the International Accounting Standards Board ("**IASB**"). It was authorised for issue on 28 August 2026.

The interim financial report has been prepared in accordance with the same accounting policies adopted in the 2025 annual financial statements, except for the accounting policy changes that are expected to be reflected in the 2026 annual financial statements. Details of any changes in accounting policies are set out in note 3.

The preparation of an interim financial report in conformity with IAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

This interim financial report contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the 2025 annual financial statements. The condensed consolidated interim financial statements and notes thereon do not include all of the information required for a full set of financial statements prepared in accordance with IFRS Accounting Standards.

The interim financial report is unaudited, but has been reviewed by KPMG in accordance with Hong Kong Standard on Review Engagements 2410, *Review of interim financial information performed by the independent auditor of the entity*, issued by the Hong Kong Institute of Certified Public Accountants ("**HKICPA**").

3 CHANGES IN ACCOUNTING POLICIES

The HKICPA has issued a number of amendments to IFRS Accounting Standards that are first effective for the current accounting period. Of these, only the amendments to IFRS 9, *Financial instruments* and IFRS 7, *Financial instruments: Disclosures — Amendments to the classification and measurement of financial instruments*, are relevant to the Group's financial statements. The impacts of adopting these amendments are discussed below.

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

4 REVENUE AND SEGMENT REPORTING

(a) Revenue

The principal activities of the Group are property management services, lifestyle services, commercial operational services and value-added services to non-property owners.

(i) Disaggregation of revenue

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Disaggregated by timing of revenue recognition		
Revenue from contracts with customers within the scope of IFRS 15		
— Over time	**642,729**	611,078
— A point in time	**121,717**	122,390
Revenue from other sources		
— Rental income from investment properties	**6,674**	6,350
Total	**771,120**	739,818
Type of services		
— Property management services	**503,971**	467,113
— Lifestyle services	**164,535**	176,613
— Commercial operational services	**44,219**	48,196
— Value-added services to non-property owners	**58,395**	47,896
Total	**771,120**	739,818

The Group's customer base is diversified and none of other customers contributed 10% or more of the Group's revenue for the six months ended 30 June 2026 (2025: None).

(ii) Revenue expected to be recognised in the future arising from contracts with customers in existence at the reporting date

For property management services, commercial operational services and value-added services to non-property owners, the Group recognises revenue when the services are provided on monthly basis or when the respective services are rendered. Those service are normally billable immediately upon the services are rendered or by instalments at certain milestones. The Group has elected the practical expedient for not to disclose the remaining performance obligations for this type of contracts.

For lifestyle services, there is no significant unsatisfied performance obligation at the end of respective reporting periods.

(b) Segment reporting

The Group manages its businesses by divisions, which are organised by a mixture of business lines. In a manner consistent with the way in which information is reported internally to the Group's most senior executive management for the purposes of resource allocation and performance assessment. The accounting policies applied in determining segment revenue and segment results of the operating segments are the same as the Group's accounting policies. Segment results represent the profit earned by each segment without allocation of corporate expenses. The chief operating decision maker ("**CODM**") considers the Group has four operating and reportable segments which are based on the internal organisation and reporting structure. This is the basis upon which the Group is organised.

The Group's operating and reportable segments are as follows:

- Property management services: this segment provides property management services to residential properties, commercial properties and other types of non-residential properties.

- Lifestyle services: this segment provides community operation services, community asset management services, online and offline retail services, catering services, marketing consultancy services and community space operational services.

- Commercial operational services: this segment provides market research and positioning and tenant sourcing services, commercial operation services and commercial properties leasing.

- Value-added services to non-property owners: this segment provides value-added services to non-property owners, including preliminary planning, design consultancy and pre-delivery services and sales office management.

Revenue and expenses are allocated to the reportable segments with reference to sales generated by those segments and the expenses incurred by those segments or which otherwise arise from the depreciation or amortisation of assets attributable to those segments. Central administrative expenses or assistance provided by one segment to the other, including sharing of assets and technical know-how, is not measure in respective operating segment. The measure used for reporting segment profit is gross profit.

No analysis of segment assets and segment liabilities is presented as this information are not regularly provided to the CODM for review.

The following is an analysis of the Group's revenue and results by operating and reportable segment:

	Property management services *RMB'000*	**Lifestyle services** *RMB'000*	**Commercial operational services** *RMB'000*	**Value-added services to non-property owners** *RMB'000*	**Total** *RMB'000*
For the six months ended 30 June 2026					
Segment revenue	**503,971**	**164,535**	**44,219**	**58,395**	**771,120**
Segment gross profits	**116,425**	**62,321**	**24,579**	**16,320**	**219,645**
Unallocated corporate expenses					**(84,233)**
Profit before taxation					**135,412**

	Property management services *RMB'000*	Lifestyle services *RMB'000*	Commercial operational services *RMB'000*	Value-added services to non-property owners *RMB'000*	Total *RMB'000*
For the six months ended 30 June 2025					
Segment revenue	467,113	176,613	48,196	47,896	739,818
Segment gross profits	118,378	68,721	30,996	15,585	233,680
Unallocated corporate expenses					(74,640)
Profit before taxation					159,040

5 OTHER NET INCOME/(EXPENSE)

Other net income/(expense) is arrived after crediting/(charging):

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Gain/(loss) on fair value changes of investment properties and other investments in securities	**1,813**	(8,541)
Government grants *(Note)*	**1,643**	1,257
Forfeiture of rental deposit	**4,659**	3,136
Others	**1,148**	812
Total	**9,263**	(3,336)

Note: The government grants represent subsidies from various PRC authorities. There are no unfulfilled conditions or future obligations attached to these subsidies.

6 PROFIT BEFORE TAXATION

Profit before taxation is arrived at after (crediting)/charging:

(a) Finance income, net

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Interest income	**(8,109)**	(8,417)
Interest on lease liabilities	**1,366**	1,165
Others	**248**	478
Total	**(6,495)**	(6,774)

(b) Staff costs

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Salaries, wages and other benefits	**170,747**	164,474
Contributions to defined contribution retirement plan	**16,367**	16,645
Total	**187,114**	181,119

(c) Other items

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Amortisation of intangible assets	**10,041**	9,523
Depreciation charge of property, plant and equipment	**9,082**	4,078
Expected credit losses on financial assets		
— Trade receivables *(Note 9)*	**11,555**	8,031
— Deposits and other receivables	**2,637**	1,985
Rentals income from investment properties less direct outgoings of RM3,196,000 (2025: RMB3,317,000)	**3,478**	3,033
Expenses relating to short-term leases	**2,063**	915
Net gain on investments not held for trading	**(141)**	—
Net foreign exchange losses/(gains)	**8,720**	(328)

7 INCOME TAX

(a) Taxation in the consolidated statement of profit or loss and other comprehensive income represents:

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Current tax — PRC Corporate Income Tax		
— Provision for the period	**28,985**	18,949
— Withholding tax in connection with the retained profits to be distributed by a subsidiary of the Group	**5,500**	3,656
Deferred taxation		
Origination and reversal of temporary differences	**(4,357)**	4,962
	30,128	27,567

Pursuant to the tax rules and regulations of the Cayman Islands and the BVI, the Group is not subject to any income tax in the Cayman Islands and the BVI.

No provision for Hong Kong Profits Tax has been made as the Group did not earn any income subject to Hong Kong Profits Tax during the reporting period.

The provision for the PRC current income tax is based on a statutory rate of 25% of the assessable profit as determined in accordance with the relevant income tax rules and regulations of the PRC.

Pursuant to Announcement [2012] No. 12 Public Announcement on Corporate Income Tax Issues Relating to In-depth Implementation of the Western Development Strategy (關於深入實施西部大開發戰略有關企業所得稅問題的公告) and Caishui [2020] No. 23 Announcement on Continuation of Corporate Income Tax Policies for the Western Development Strategy (關於延續西部大開發企業所得稅政策的公告), certain subsidiaries of the Group, being enterprises engaged in state encouraged industries established in the specified western regions, are taxed at a preferential income tax rate of 15% till 31 December 2030.

Certain subsidiaries have been approved as Small Low-profit Enterprises ("**SLE**"). The entitled subsidiaries are subject to a preferential income tax rate of 5% in certain years.

According to the Income Tax Law and its implementation rules, dividends receivable by non-PRC resident investors from PRC entities are subject to withholding tax at 10%, unless reduced by tax treaties or arrangements, for profit earned since 1 January 2008. A subsidiary of the Company, which was incorporated in Hong Kong, is subject to PRC dividend withholding tax at 5% on dividends receivables from the PRC subsidiaries.

8 EARNINGS PER SHARE

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Profits		
Profit attributable to equity shareholders of the Company	**100,353**	120,923

	Six months ended 30 June	
	2026	2025
	'000	*'000*
Number of shares		
Weighted average number of ordinary shares	**814,126**	814,126

Diluted earnings per share were the same as the basic earnings per share as the Group had no dilutive potential ordinary shares for the six months ended 30 June 2026 (2025: Nil).

9 TRADE RECEIVABLES

	At 30 June 2026 *RMB'000*	At 31 December 2025 *RMB'000*
Trade receivables from related companies	**156,590**	150,363
Trade receivables from external customers	**408,172**	404,053
Less: Allowance for trade receivables	**(62,451)**	(50,896)
	502,311	503,520

(a) Ageing analysis

The ageing analysis of trade receivables, based on the dates of revenue recognition and net of loss allowance, is as follows:

	At 30 June 2026 *RMB'000*	At 31 December 2025 *RMB'000*
Within 1 year	**468,419**	483,872
1 to 2 years	**26,985**	15,075
2 to 3 years	**6,216**	4,235
3 to 4 years	**691**	338
	502,311	503,520

Trade receivables are due when the receivables are recognised.

10 CASH AND CASH EQUIVALENTS

	At 30 June 2026 *RMB'000*	At 31 December 2025 *RMB'000*
Cash at bank	**961,656**	957,598
Cash on hand	**192**	210
	961,848	957,808

11 TRADE PAYABLES

As of the end of the reporting period, the ageing analysis of trade creditors, based on the invoice date, is as follows:

	2026	2025
	RMB'000	*RMB'000*
Amounts due to the companies controlled by the Ultimate Owners	**5,718**	4,158
Amounts due to third parties	**206,299**	189,786
	212,017	193,944

	At	At
	30 June	31 December
	2026	2025
	RMB'000	*RMB'000*
Within 1 year	**206,683**	189,933
1 to 2 years	**3,150**	2,067
2 to 3 years	**1,274**	1,552
Over 3 years	**910**	392
Total	**212,017**	193,944

12 CAPITAL, RESERVES AND DIVIDENDS

(a) Dividends

(i) Dividends payable to equity shareholders attributable to the interim period

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Interim dividend declared and payable after the interim period of HKD0.096 (equivalent to RMB0.083) per share (2025: HKD0.110 (equivalent to RMB0.100)) per share)	**67,572**	81,413

The interim dividend has not been recognised as a liability at the end of the reporting period.

(ii) Dividends payable to equity shareholders attributable to the previous financial year, approved during the interim period

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
Final dividend in respect of the previous financial year, approved during the following interim period, of RMB0.077 per share (six months ended 30 June 2025: RMB0.076 per share)	**62,687**	61,874

(b) Share capital

Issued share capital

Ordinary shares, Issued and fully paid

	No. of shares	**RMB**
At 31 December 2025 and 30 June 2026	814,126,000	6,740,976

(c) Acquisition of non-controlling interest

(i) Interests in Chengdu Mingyu Global Business Management Co., Ltd ("Chengdu Mingyu")

In April 2026, the Group acquired an additional 45.5% interest in Chengdu Mingyu, increasing its ownership to 96.5%. The carrying amount of Chengdu Mingyu's net assets in the Group's consolidated financial statements on the date of the acquisition was RMB93,103,000.

The following table summarises the effect of changes in the Company's ownership interest in Chengdu Mingyu:

	Six months ended 30 June 2026
	RMB'000
Carrying amount of non-controlling interests acquired	**42,362**
Less: Consideration of the acquisition	**65,480**
Charge to capital reserve of the Company	**23,118**

(ii) Interests in another partially owned subsidiary

During the period ended 30 June 2026, the Group also acquired additional ownership interests in a partially owned subsidiary from non-controlling shareholders for a total consideration of RMB2,100,000, with a corresponding decrease in non-controlling interests accordingly.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

Overview

New Hope Service Holdings Limited (together with its subsidiaries, the "**Group**" or "**New Hope Service**") is an integrated property management enterprise rooted in Chengdu with a leading position in Western China. Backed by New Hope Group Co., Ltd.* (新希望集團有限公司) and its subsidiaries (the "**New Hope Group**"), a member of the Fortune Global 500, the Group focuses on "asset value appreciation and maintenance" and a "care-free and wonderful life", and provides livelihood service solutions — comprising property management services, lifestyle services and commercial operational services — for various property types and scenarios, including middle-to-high-end residences, corporate headquarters, medical institutions, commercial office buildings, government public facilities and financial institutions. During the Reporting Period, the Group recorded revenue of approximately RMB771.1 million, representing a year-on-year increase of 4.2%, and recorded net profit attributable to shareholders of approximately RMB100.4 million, representing a year-on-year decrease of 17.0%. Its gross profit margin was 28.5%, and its net profit margin attributable to owners of the parent was 13.0%. The Group's financial position remained sound, with cash and cash equivalents of approximately RMB961.8 million, representing an increase of 0.4% as compared with the end of the last year, and net cash flow from operating activities of approximately RMB20.6 million. To continuously reward its shareholders, the Group revised its dividend policy in April this year, committing to distribute dividends of no less than 60% of the net profit attributable to shareholders each year. The Board recommended the payment of an interim dividend of HK$0.096 per share, representing an interim payout ratio of approximately 70%.

In terms of scale expansion, during the Reporting Period, the Group completed the contracted amount of various third-party projects of RMB460.0 million, reaching 66.3% of its full-year target. Its contracted GFA amounted to approximately 43.4 million sq.m., representing a year-on-year increase of 4.8%, and its GFA under management amounted to approximately 40.0 million sq.m., representing a year-on-year increase of 5.3%. In terms of operational efficiency, the Group's GFA under management per capita was approximately 11,500 sq.m., representing a year-on-year increase of 17.8%; revenue per capita was approximately RMB221,800, representing a year-on-year increase of 16.7%. The Group continued to strengthen its professional capabilities and was honored as one of the "TOP 15 Property Management Companies in China in terms of Overall Strength (中國物業企業綜合實力TOP15)", the "TOP 15 of China's TOP 100 Property Management Companies (中國物業服務百強企業TOP15)", a "Model Enterprise of 'Good Service' in China (中國「好服務」典範企業)" and a "Leading Enterprise in High-End Property Services in China (中國高端物業服務領先企業)".

During the Reporting Period, the Group recorded a collection rate of 71.1%, representing a year-on-year increase of 1.1 percentage points. On the new media front, cumulative views of the Group's dedicated topics surpassed 100 million, with 188 videos each exceeding 100,000 views, consistently showcasing the tangible value of quality service.

Looking ahead, the Group will remain committed to building its community operation and service capabilities. It will leverage advanced technology to fortify its competitive moat, secure high-quality third-party projects to execute its deep-cultivation strategy for sustainable growth, and deliver premium services to reinforce its high-end brand image, thereby unlocking latent value.

Business Model

During the Reporting Period, the Group generated revenue primarily from four business segments: (i) property management services; (ii) lifestyle services; (iii) commercial operational services; and (iv) value-added services to non-property owners.

Property Management Services

We provide property management services to projects under our management, including property and equipment maintenance services, safety and security services, cleaning services, gardening services, public area maintenance and other property management related services. The following table sets forth the number of our property projects and GFA under management, as well as the number of property projects we were contracted to manage and corresponding contracted GFA as at the dates indicated.

	As at 30 June 2026	As at 30 June 2025	**Growth rate**
Number of properties we were contracted to manage[1]	**276**	269	**2.6%**
Number of properties under management[2]	**262**	254	**3.1%**
GFA under management *(0'000 sq. m.)*	**4,002.2**	3,803.5	**5.2%**
Contracted GFA *(0'000 sq. m.)*	**4,344.6**	4,140.3	**4.9%**

Notes:

(1) Refers to all properties for which we have entered into the relevant operating property management service agreements, which may include properties that have not been delivered to us for property management purposes in addition to properties under management.

(2) Refers to properties that have been delivered to us for property management purposes.

High Growth | Third-party Expansion Competitiveness

In the first half of the year, the Group's basic property services maintained steady growth, recording revenue of RMB504 million, representing a year-on-year increase of 7.9%. Revenue from residential and non-residential properties accounted for 57.3% and 42.7%, respectively, reflecting an increasingly balanced property mix. The segment recorded a gross profit margin of 23.1%, with an overall unit property management fee of RMB3.08/sq.m./month and a unit property management fee of RMB2.43/sq.m./month for projects acquired through external expansion, while service quality and operational efficiency remained steady.

The results of market-oriented expansion were further demonstrated. In the first half of the year, revenue from independent third-party projects increased by 20.9% year-on-year, and GFA under management increased by 16.6% year-on-year, with the proportion of revenue rising to 42.6% and the proportion of GFA rising to 46.4%. The Group newly secured projects such as Qinhuangdi Jin Yucui Xuan (秦皇帝錦鈺翠軒) in Chengdu, Shilin International (世林國際) in Kunming and Jiuchenyuan (九宸園) in Wenzhou, covering property types such as core business districts and high-end improvement-oriented residences, providing support for the continued growth of basic services.

The table below sets forth the breakdown of the Group's GFA under management and revenue by the type of property developer:

	As at/for the six months ended 30 June 2026				As at/for the six months ended 30 June 2025					
Type of property developer	Revenue	Percentage	GFA under management	Percentage	Revenue	Percentage	GFA under management	Percentage	Growth of Revenue	Growth of GFA
	(RMB0'000)	*(%)*	*(0'000 sq. m.)*	*(%)*	*(RMB0'000)*	*(%)*	*(0'000 sq. m.)*	*(%)*	*(%)*	*(%)*
New Hope Wuxin Industrial[1]	**18,650.1**	**37.0**	**1,360.2**	**34.0**	18,025.9	38.6	1,378.4	36.2	**3.5**	**−1.3**
Associates or joint ventures of New Hope Wuxin Industrial[2]	**9,154.4**	**18.2**	**760.2**	**19.0**	9,571.3	20.5	798.7	21.0	**−4.4**	**−4.8**
Ultimate controlling shareholders and their associates[3]	**1,111.3**	**2.2**	**23.7**	**0.6**	1,351.5	2.9	32.6	0.9	**−17.8**	**−27.3**
Independent third parties	**21,481.3**	**42.6**	**1,858.1**	**46.4**	17,762.6	38.0	1,593.8	41.9	**20.9**	**16.6**
Total	**50,397.1**	**100.0**	**4,002.2**	**100.0**	46,711.3	100.0	3,803.5	100.0	**7.9**	**5.2**

Notes:

(1) Refer to properties solely developed by New Hope Wuxin Industrial Group Co., Ltd.* (新希望五新實業集團有限公司) ("**New Hope Wuxin Industrial**") (together with its subsidiaries, "**New Hope Wuxin Industrial Group**"), as well as properties jointly developed by New Hope Wuxin Industrial Group and other property developers in which New Hope Wuxin Industrial Group held a controlling interest.

(2) Refer to properties developed by joint ventures or associates of New Hope Wuxin Industrial Group (New Hope Wuxin Industrial Group does not hold a controlling interest in these properties).

(3) Refer to properties developed by other associates of our ultimate controlling shareholders, namely Mr. Liu Yonghao (劉永好) and Ms. Liu Chang (劉暢).

During the Reporting Period, the Group adhered to its strategy of deep regional penetration and high-quality expansion, resulting in a further concentration of market resources in its core regions. The contracted amount in deeply cultivated regions accounted for 95.4% of the total, representing a year-on-year increase of 4.4 percentage points, of which the Southwestern China region and the Eastern China region accounted for 79.4% and 16.0%, respectively. Property management revenue from deeply cultivated regions accounted for 85.6% of the total, of which Chengdu recorded revenue of RMB180 million, representing a year-on-year increase of 14.8%, with core cities continuing to strengthen their role as growth engines.

In Chengdu, the Group has established a three-tier government-enterprise resource system spanning the provincial, municipal and district levels, achieving full coverage of the "5+2 urban districts" and nearby suburban areas. It maintains in-depth relationships with over 20 state-owned asset platforms at the provincial, municipal and district levels, and has engaged with and conducted site surveys on over 30 existing assets. Taking its strategic cooperation with Wuhou District as an example, the Group has cumulatively launched over 20 projects within an area of 15 square kilometers, covering diversified property types such as parks, industrial parks and commercial complexes, including newly contracted projects such as Yuehu (悅湖) and the Wuqingxi Complex (武青西綜合體). Regional cultivation is being continuously converted into increments in both scale and quality.

The table below sets forth a breakdown and growth rate of our total GFA under management and revenue by region as at the dates/for the periods indicated:

Regional distribution	As at/for the six months ended 30 June 2026 Revenue (RMB0'000)	Percentage (%)	GFA under management (0'000 sq. m.)	Percentage (%)	As at/for the six months ended 30 June 2025 Revenue (RMB0'000)	Percentage (%)	GFA under Management (0'000 sq. m.)	Percentage (%)	Growth of GFA (%)	Growth of Revenue (%)
Southwestern China region	**24,131.8**	**47.9**	**2,067.2**	**51.6**	21,863.7	46.8	1,923.8	50.6	7.5	10.4
Eastern China region	**17,320.1**	**34.4**	**1,356.1**	**33.9**	16,606.7	35.6	1,295.2	34.1	4.7	4.3
Others	**8,945.2**	**17.7**	**578.9**	**14.5**	8,240.9	17.7	584.5	15.3	−1.0	8.5
Total	**50,397.1**	**100.0**	**4,002.2**	**100.0**	46,711.3	100.0	3,803.5	100.0	5.2	7.9

High Quality | Service Premium Pricing Power

The Group has established a virtuous cycle of "satisfaction — quality — premium" underpinned by its high-end service capabilities. During the Reporting Period, the Group's premium pricing power for property management fees continued to be demonstrated in core cities, including new first-tier and second-tier cities. The monthly property management fees per square metre for projects in Chengdu, Kunming and Suzhou stood at RMB3.55, RMB2.25 and RMB2.61, respectively, representing premiums of 43.7%, 19.7% and 10.1% over the respective city averages. Projects with property management fees exceeding the respective city averages accounted for 59.2%, 34.8% and 62.5% of the Group's projects in Chengdu, Kunming and Suzhou, respectively, and a cluster of high-quality projects has gradually taken shape. The Group's capability to replicate high-end services and expand into external markets has been further enhanced, which is mutually reinforcing with its strategic presence in higher-tier cities. As at 30 June 2026, 96.3% of the Group's property management revenue was derived from first-tier, new first-tier and second-tier cities.

The table below sets forth a breakdown of our total GFA under management and revenue by city tier as at the dates indicated:

Tier of city	As at/for the six months ended 30 June 2026 Revenue (RMB0'000)	Percentage (%)	GFA under management (0'000 sq. m.)	Percentage (%)	As at/for the six months ended 30 June 2025 Revenue (RMB0'000)	Percentage (%)	GFA under management (0'000 sq. m.)	Percentage (%)	Growth of Revenue (%)	Growth of GFA (%)
First-tier and New first-tier[1]	**27,099.7**	**53.8**	**1,994.7**	**49.8**	24,754.3	53.0	1,920.3	50.5	**9.5**	**3.9**
Second-tier[2]	**21,398.2**	**42.5**	**1,856.2**	**46.4**	20,264.6	43.4	1,755.2	46.1	**5.6**	**5.8**
Others[3]	**1,899.2**	**3.7**	**151.3**	**3.8**	1,692.4	3.6	128.0	3.4	**12.2**	**18.2**
Total	**50,397.1**	**100.0**	**4,002.2**	**100.0**	46,711.3	100.0	3,803.5	100.0	**7.9**	**5.2**

(1) First-tier and New first-tier cities in which we provide property management services include Shanghai, Chengdu, Chongqing, Hangzhou, Suzhou, Shenyang, Qingdao and Nanjing.

(2) Second-tier cities in which we provide property management services include Dalian, Nanning, Kunming, Ningbo, Jiaxing, Wenzhou, Wuxi and Changchun.

(3) Others in which we provide property management services include Nanchong.

Commercial Operational Services

The Group's commercial operational services comprise two categories: (i) market research and positioning and opening preparation services; and (ii) commercial operational services.

Asset Operations: Forging Community Asset Management Value

During the Reporting Period, the Group continued to cultivate community asset management value across three asset categories, namely commercial, office and long-term rental apartments. On the one hand, the Group's asset operations business gained increasing market recognition, with the proportion of third-party projects rising by 24 percentage points year-on-year to 45%. On the other hand, in the long-term rental apartment segment, the Group focused on the mid-to-high-end business clientele. During the Reporting Period, the Group managed 618 leasing units, maintaining an overall occupancy rate of 100% and a collection rate of 99%. The Group also has two key projects in the pipeline, providing over 1,500 leasing units, thereby building momentum for subsequent scaled development.

The table below sets forth a breakdown of our total revenue from commercial operational services by service category for the periods indicated:

	For the six months ended 30 June 2026		For the six months ended 30 June 2025		**Growth Rate**
	Revenue	**Percentage**	Revenue	Percentage	**Percentage**
	(RMB0'000)	***(%)***	*(RMB0'000)*	*(%)*	***(%)***
Market research and positioning and opening preparation services	**481.1**	**10.9**	53.2	1.1	**804.3**
Commercial operational services	**3,940.8**	**89.1**	4,766.4	98.9	**−17.3**
Total	**4,421.9**	**100.0**	4,819.6	100.0	**−8.3**

Lifestyle Services | Building a Diversified Scenario Ecosystem

The Group's lifestyle services comprise (i) community living services; (ii) community asset management services, including carpark related services and property agency services; and (iii) online and offline retail services and catering services.

During the Reporting Period, the life services segment recorded revenue of RMB164 million, with a gross profit margin of 37.9%, contributing 28.4% of the Group's total gross profit. The Group continued to build a diversified service ecosystem spanning in-home, enterprise (B2B) and community service scenarios to cater to evolving customer needs. For in-home services, order volume for housekeeping & cleaning and home appliance cleaning increased by 56% year-on-year, while the repurchase rate rose by 141% year-on-year. On the enterprise services front, the Group has accumulated over 2,000 B2B clients, with a repurchase rate of 60%. In community living services, the Group newly opened 6 unmanned convenience stores and 4 standard supermarkets.

The following table sets forth a breakdown of our revenue from lifestyle services:

	For the six months ended 30 June 2026		For the six months ended 30 June 2025		**Growth Rate**
	Revenue ***(RMB0'000)***	**Percentage** ***(%)***	Revenue *(RMB0'000)*	Percentage *(%)*	**Percentage** ***(%)***
Community living Services	**6,930.4**	**42.2**	7,920.3	44.8	**−12.5**
Community asset management services	**1,980.2**	**12.0**	1,661.0	9.4	**19.2**
Online and offline retail services and catering services	**7,542.9**	**45.8**	8,080.0	45.8	**−6.6**
Total	**16,453.5**	**100.0**	17,661.3	100.0	**−6.8**

Value-added Services to Non-property Owners

We also provide a series of value-added services to non-property owners, mainly for property developers. Our value-added services to non-property owners include (i) on-site management services; (ii) preliminary planning and design consultation, pre-delivery and repair and maintenance services; and (iii) other services, such as construction site management services.

	For the six months ended 30 June 2026		For the six months ended 30 June 2025		
	Revenue ***(RMB0'000)***	**Percentage** ***(%)***	Revenue *(RMB0'000)*	Percentage *(%)*	**Growth Rate Percentage** ***(%)***
Preliminary planning, design consultancy and predelivery services	**2,330.8**	**39.9**	2,122.3	44.4	**9.8**
Revenue from on-site service fee	**2,453.5**	**42.0**	1,922.7	40.1	**27.6**
Special entrusted services	**1,055.2**	**18.1**	744.6	15.5	**41.7**
Total	**5,839.5**	**100.0**	4,789.6	100.0	**21.9**

FINANCIAL REVIEW

Revenue

The Group's revenue is primarily generated from four business lines: (i) property management services; (ii) lifestyle services; (iii) commercial operational services; and (iv) value-added services to non-property owners. The Group's revenue increased by RMB31.3 million or approximately 4.2% to RMB771.1 million for the six months ended 30 June 2026 from RMB739.8 million for the six months ended 30 June 2025, which was primarily attributable to (i) the increase in revenue from property management services arising from the increase in the GFA under management of the Group; and (ii) the increase in revenue from value-added services to non-property owners.

The following table sets forth a breakdown of our total revenue by business line during the periods indicated:

	For the six months ended 30 June			
	2026		2025	
	(RMB'000)	*%*	*(RMB'000)*	*%*
Property management services	**503,971.0**	**65.4**	467,113.3	63.1
Lifestyle services	**164,535.0**	**21.3**	176,612.6	23.9
Commercial operational services	**44,219.2**	**5.7**	48,196.0	6.5
Value-added services to non-property owners	**58,394.9**	**7.6**	47,895.6	6.5
Total	**771,120.1**	**100.0**	739,817.5	100.0

The property management services are our largest source of revenue. For the six months ended 30 June 2026, the revenue from property management services was RMB504.0 million, accounting for 65.4% of the Group's total revenue. The increase in revenue was primarily due to the increase in revenue from property management services driven by the increase in the GFA under management of the Group from 38,035,000 sq.m. as at 30 June 2025 to 40,022,000 sq.m. as at 30 June 2026. The increase in the number of properties and GFA under management was mainly due to the Group's expansion in the third-party markets.

The revenue from lifestyle services decreased by 6.9% from approximately RMB176.6 million, representing 23.9% of total revenue of the Group for the six months ended 30 June 2025 to approximately RMB164.5 million, representing 21.3% of total revenue of the Group for the six months ended 30 June 2026. Among which:

(1) The revenue from community living services decreased by 12.5% from RMB79.2 million for the six months ended 30 June 2025 to RMB69.3 million for the six months ended 30 June 2026, which was mainly due to (i) the decrease in commission income from ancillary ground-floor shops as a result of the exit from certain residential projects; and (ii) the decrease in one-off planning and design income during the Reporting Period.

(2) The revenue from community asset management services increased by 19.3% from RMB16.6 million for the six months ended 30 June 2025 to RMB19.8 million for the six months ended 30 June 2026, which was mainly due to the increases in revenue from car parks and commission income from leasing and sales business during the Reporting Period.

(3) The revenue from online and offline retail services and catering services decreased by 6.7% from RMB80.8 million for the six months ended 30 June 2025 to RMB75.4 million for the six months ended 30 June 2026, which was mainly due to the Group's proactive exit from certain canteen projects with lower-than-expected profitability, which resulted in a decrease in catering services revenue.

The revenue from value-added services to non-property owners increased by 21.9% from approximately RMB47.9 million, representing 6.5% of total revenue of the Group for the six months ended 30 June 2025 to approximately RMB58.4 million, representing 7.6% of total revenue of the Group for the six months ended 30 June 2026, which was mainly due to the expansion of externally sourced on-site projects and the growth of the engineering renovation business during the Reporting Period.

The revenue from commercial operational services decreased by 8.3% from RMB48.2 million, representing 6.5% of total revenue of the Group for the six months ended 30 June 2025 to RMB44.2 million, representing 5.7% of total revenue of the Group for the six months ended 30 June 2026, which was mainly due to a decline in occupancy rates at certain projects amid the challenging industry environment, while newly acquired third-party projects had yet to achieve full revenue conversion during the Reporting Period.

Cost of Sales

Our cost of sales represents costs directly attributable to the provision of our services and consist primarily of (i) staff costs; (ii) outsourced labor costs; (iii) maintenance costs; (iv) material and cost of goods sold; (v) energy and resources expenses; (vi) cleaning expenses; (vii) depreciation and amortization charges; and (viii) all other costs of sales, mainly including business consultation expenses, transport expenses, and costs of low value consumption goods such as office supplies and stationery. For the six months ended 30 June 2026, the total cost of sales of the Group was approximately RMB551.5 million, which increased by approximately RMB45.4 million or approximately 9.0% from approximately RMB506.1 million for the corresponding period in 2025. The growth rate of our cost of sales was higher than that of our revenue, primarily due to the increase in the proportion of revenue contribution from the property management services over the total revenue of the Group, which have a relatively lower gross profit margin compared to other business lines.

Gross Profit and Gross Profit Margin

The gross profit of the Group decreased by RMB14.1 million or 6.0% to RMB219.6 million for the six months ended 30 June 2026 from RMB233.7 million for the six months ended 30 June 2025.

The following table sets forth a breakdown of our gross profit and gross profit margin by business line during the periods indicated:

	For the six months ended 30 June			
	2026		2025	
	(RMB'000)	*%*	*(RMB'000)*	*%*
Type				
Property management services	**116,424.9**	**23.1**	118,377.4	25.3
Lifestyle services	**62,321.3**	**37.9**	68,721.1	38.9
Commercial operational services	**24,578.5**	**55.6**	30,996.3	64.3
Value-added services to non-property owners	**16,320.1**	**27.9**	15,585.2	32.5
Total	**219,644.8**	**28.5**	233,680.0	31.6

For the six months ended 30 June 2026, the gross profit margin of the Group decreased by 3.1 percentage points as compared with the corresponding period in 2025.

Our gross profit margin of property management services decreased by 2.2%, primarily due to the further increase in the proportion of property management fee income from independent third parties with active external expansion during the Reporting Period.

Our gross profit margin of value-added services to non-property owners decreased by 4.6%, which was mainly because that the property industry in Mainland China was in a downward cycle.

Our gross profit margin of commercial operational services decreased by 8.7%, mainly due to the decreased occupancy rates of certain projects amid the economic downturn.

Our gross profit margin of lifestyle services decreased by 1.0%, mainly due to the decrease in brokerage business with relatively higher gross profit margin amid the economic downturn.

Other Net Income and Expenditure

The other net expense of the Group of RMB3.3 million for the six months ended 30 June 2025 changed by RMB12.6 million or 381.8% to an other net income of RMB9.3 million for the six months ended 30 June 2026, which was mainly due to the effect of changes in fair value of the sublease assets and financial assets held by the Group during the Reporting Period.

Administrative Expenses

Our administrative expenses include (i) staff costs; (ii) professional fees; (iii) office and business entertainment expenses; (iv) depreciation and amortization; (v) tax expenses; and (vi) all other administrative expenses, which primarily consist of office expenses, tax expenses, hiring and training expenses, and cleaning expenses. Total administrative expenses of the Group increased by approximately RMB18.5 million or approximately 30.1% from approximately RMB61.4 million for the six months ended 30 June 2025 to approximately RMB79.9 million for the six months ended 30 June 2026, which was mainly due to the increase in exchange losses arising from the depreciation of the US dollar exchange rate during the Reporting Period.

Selling Expenses

The selling expenses of the Group decreased by RMB0.2 million from RMB6.7 million for the six months ended 30 June 2025 to RMB6.5 million for the six months ended 30 June 2026 as compared with the corresponding period last year.

Finance Income, Net

The net finance income of the Group decreased by RMB0.3 million or 4.4% to RMB6.5 million for the six months ended 30 June 2026 from RMB6.8 million for the six months ended 30 June 2025, which remained relatively stable.

Income Tax Expense

For the six months ended 30 June 2026, the income tax of the Group was approximately RMB30.1 million (for the six months ended 30 June 2025: RMB27.6 million).

Profit for the Reporting Period

The net profit of the Group decreased by approximately RMB26.2 million or approximately 19.9% to approximately RMB105.3 million for the Reporting Period from approximately RMB131.5 million for the six months ended 30 June 2025.

Net Profit Attributable to Equity Shareholders of the Company

The profit attributable to equity shareholders of the Company decreased by approximately 17.0% to approximately RMB100.4 million for the six months ended 30 June 2026 from approximately RMB120.9 million for the six months ended 30 June 2025.

Property and Equipment

Property and equipment of the Group mainly consists of machinery, vehicles, electronic equipment, office and other equipment, furniture and fixtures. As at 30 June 2026, the Group's property and equipment was approximately RMB42.5 million, a decrease of approximately RMB7.7 million from approximately RMB50.2 million as at 31 December 2025.

Trade Receivables

Trade receivables primarily arise from the provision of property management services, value-added services to non-property owners, commercial operational services and lifestyle services. The Group's trade receivables as at 30 June 2026 amounted to approximately RMB502.3 million, representing a decrease of approximately RMB1.2 million or 0.2% as compared to approximately RMB503.5 million as at 31 December 2025, which was basically the same.

Prepayments, Deposits and Other Receivables

The balance of prepayments, deposits and other receivables increased by approximately RMB8.6 million or 6.4% from RMB134.2 million as at 31 December 2025 to RMB142.8 million as at 30 June 2026, which was due to the growth in business and the increases in prepayments for goods, deposits and security deposits.

Trade Payables

The Group's trade payables as at 30 June 2026 amounted to approximately RMB212.0 million, representing an increase of approximately RMB18.1 million or 9.3% as compared to approximately RMB193.9 million as at 31 December 2025, mainly due to the increase in trade payables resulting from the growth in business.

Other Payables and Accruals

Other payables and accruals increased by RMB3.8 million or 1.9% from RMB202.4 million as at 31 December 2025 to RMB206.2 million as at 30 June 2026, which remained basically stable.

Financial Position and Capital Structure

For the six months ended 30 June 2026, the Group maintained a sound financial position.

As at 30 June 2026, the Group's current ratio (current assets/current liabilities) was 2.4 times (31 December 2025: 2.5 times). As at 30 June 2026 and 30 June 2025, the Group did not have any outstanding interest-bearing borrowings.

Pledge of Assets

As at 30 June 2026, none of the assets of the Group were pledged (30 June 2025: Nil).

Contingent Liabilities

As at 30 June 2026, the Group did not have any material contingent liabilities (30 June 2025: Nil).

Interest Rate Risk

As the Group had no material interest-bearing assets and liabilities, the Group is not exposed to material risk directly relating to changes in market interest rate.

Foreign Exchange Risk

The Group mainly operates its business in the PRC, and substantially all of its revenue and expenses are denominated in RMB. As at 30 June 2026, among the Group's cash and bank balances, RMB331.0 million was denominated in Hong Kong dollars and United States dollars, which was subject to the exchange rate fluctuation. Due to the distribution of annual dividends to shareholders, the Group locked the exchange rate with banks in advance to reduce foreign exchange risk. The Group will closely monitor its foreign exchange exposure, and strive to maintain the value of the Group's cash.

SIGNIFICANT INVESTMENTS HELD BY THE GROUP

During the Reporting Period, the Group held an investment of RMB16.4 million in Beijing Saifu Haohai Industrial Internet Investment Center (Limited Partnership) (北京賽富皓海工業互聯網投資中心(有限合夥)), which was a financial asset measured at fair value through profit or loss.

Save as disclosed above, the Company had no other significant investment held by the Group during the Reporting Period.

MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

The Company had no significant investment or material acquisitions or disposals of subsidiaries, associates and joint ventures during the Reporting Period.

FUTURE PLANS FOR MATERIAL INVESTMENTS OF CAPITAL ASSETS

The Group did not have any other plan for material investments and capital assets as at 30 June 2026.

INTERIM DIVIDEND

The Board resolved to pay an interim dividend of HK$0.096 per share for the six months ended 30 June 2026 (interim period of 2025: HK$0.110 per share) to the Shareholders whose names appear on the register of members of the Company on Wednesday, 21 October 2026. The interim dividend will be distributed to the Shareholders on Friday, 30 October 2026.

CLOSURE OF THE REGISTER OF MEMBERS

For determining the entitlement of the Shareholders to the proposed interim dividend, the register of members of the Company will be closed from Friday, 16 October 2026 to Wednesday, 21 October 2026, both days inclusive, during which period no transfer of Shares will be effected. All properly completed share transfer forms accompanied by the relevant share certificates must be lodged with the branch share registrar of the Company in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Center, No. 183 Queen's Road East, Wan Chai, Hong Kong not later than 4:30 p.m. on Thursday, 15 October 2026. The interim dividend will be paid on Friday, 30 October 2026. The record date is Wednesday, 21 October 2026.

SIGNIFICANT EVENTS AFTER THE REPORTING PERIOD

Save as disclosed in relation to the proposed interim dividend, as at the date of this announcement, the Group did not have any other significant events subsequent to 30 June 2026.

EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2026, the Group had approximately 3,476 employees (30 June 2025: 3,904 employees). During the Reporting Period, the total staff costs were approximately RMB187.1 million (30 June 2025: approximately RMB181.1 million).

In order to attract and retain high quality staffs to enable smooth operation within the Group, the remuneration policy of the Group's employees is reviewed periodically to ensure that the salary and benefit levels of the employees of the Group are competitive. The salaries and allowances of employees were determined based on their performance, experience and the then prevailing market rates. Discretionary performance bonus and share option scheme after assessments is in place for employees to reward their contributions. The Group is subject to social insurance contribution plans or other pension schemes prescribed by the local governments and is required to pay on behalf of its employees, monthly social insurance funds covering pension fund, medical insurance, work-related injury insurance, maternity insurance and unemployment insurance, and the housing provident fund, or to contribute regularly to mandatory provident fund schemes on behalf of its employees.

The Group continues to provide adequate job training to employees to equip them with practical knowledge and skills. The employee training programs primarily cover key areas in the Group's business operations, which provide continuous training to its existing employees at different levels to specialize and strengthen their skill sets.

USE OF NET PROCEEDS FROM THE LISTING

The shares of the Company (the "**Shares**") were listed (the "**Listing**") on the Stock Exchange on 25 May 2021 (the "**Listing Date**") and the over-allotment option (the "**Over-allotment Option**") was partially exercised on 11 June 2021. For details, please refer to the prospectus (the "**Prospectus**") of the Company dated 11 May 2021 and the Company's announcement dated 15 June 2021. The Company intends to use the net proceeds from the Listing and the over-allotment in accordance with the plans set out in the section headed "Future Plans and Use of Proceeds" in the Prospectus. Net proceeds from the Listing (including the partial exercise of the Over-allotment Option), after deducting the underwriting commission and other estimated expenses in connection with the Listing, amounted to approximately HK$790.0 million (equivalent to approximately RMB648.7 million). The Group will continue to deepen its presence in metropolitan areas and city clusters in China, in particular first-tier, new first-tier and second-tier cities in the Chengdu-Chongqing city cluster and the Eastern China region, and continue to consolidate our market position in these regions through market expansion, continuously seeking investment opportunities and developing lifestyle services. Based on the above considerations and the following reasons, in order to improve the efficiency of the use of raised funds, seize market opportunities for business development in a timely manner and balance the arrangement of fund utilization more reasonably, the Board resolved on 25 May 2022 to change the intended use of such proceeds. As set out in the Company's announcement dated 25 May 2022, the sub-categories under "strategic acquisition and investment" were consolidated, and HK$79 million and HK$39.5 million originally allocated to "strategic acquisition and investment" were reallocated to the new category "development of lifestyle services" and the existing category "working capital", respectively. Meanwhile, to further enhance the efficiency of the use of raised funds, the

Board resolved on 15 July 2025 to change the intended use of the proceeds. For details, please refer to the Company's announcement dated 15 July 2025. As at 30 June 2026, an analysis of the utilization of net proceeds from the Listing is set out below:

Major categories	Sub-categories	Amount	% of total proceeds	Unutilized amount as at 31 December 2025	Actual utilized amount as at 30 June 2026	Unutilized amount as at 30 June 2026	Estimated utilization plan
		(HK$ in millions)		*(HK$ in millions)*	*(HK$ in millions)*	*(HK$ in millions)*	
Strategic acquisition and investment		66.22	8%	60.75	5.47	60.75	On or before 31 December 2026
Upgrade information system and equipment	Middle ground system	27.79	4%	18.63	17.24	10.55	On or before 31 December 2026
	Property management support system	3.71	0%	—	3.71	—	
	Lifestyle service support system	23.47	3%	5.79	18.38	5.09	On or before 31 December 2026
	Corporate infrastructural operation system	17.30	2%	1.75	17.30	—	
	Intelligent community pilot projects	46.95	6%	23.49	33.46	13.49	On or before 31 December 2026
	Human resources to support information technology upgrades	37.07	5%	2.88	37.07	—	
Talent recruitment and team building		173.16	22%	39.51	173.16	—	
Development of lifestyle services		79.00	10%	—	79.00	—	
Working capital		315.33	40%	155.40	315.33	—	
Total		790.00	100%	308.20	700.12	89.88	

The remaining net proceeds raised from the Listing which had not been utilized were deposited with well-established and licensed commercial banks and authorized financial institutions. As the Group (i) was more prudent in selecting acquisition targets against the backdrop of economic slowdown; and (ii) proceeded with the upgrade of information systems as needed, the utilization plan for part of the proceeds from the Listing has been delayed. The expected timeframe for the unutilized net proceeds is based on the Directors' best estimation barring unforeseen circumstances, and would be subject to change based on the future development of the Group's business and the market conditions.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

Neither the Company nor its subsidiaries has purchased, sold or redeemed any of the listed securities of the Company from 1 January 2026 to the date of this announcement, including the sales of treasury shares (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**")). As at 30 June 2026, the Company did not hold any treasury shares.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of our shareholders and to enhance corporate value and accountability. The Company has adopted Corporate Governance Code (the "**CG Code**") contained in Part 2 of Appendix C1 to the Listing Rules as its own code of corporate governance.

In the opinion of the Directors, the Company has complied with all the code provisions as set out in the CG Code for the six months ended 30 June 2026. The Company will continue to review and monitor its corporate governance practice to ensure the compliance of the CG Code.

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions conducted by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 to the Listing Rules as its own code of conduct for securities transactions conducted by relevant Directors and employees. After making specific enquires to all the Directors, each of them has confirmed that they have complied with the required standards set out in the Model Code for the six months ended 30 June 2026.

AUDIT COMMITTEE

The audit committee of the Company (the "**Audit Committee**") has, together with the management of the Company, reviewed the unaudited condensed consolidated interim results for the six months ended 30 June 2026.

The interim results announcement is unaudited but reviewed by KPMG in accordance with Hong Kong Standard on Review Engagements 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Hong Kong Institute of Certified Public Accountants.

PUBLICATION OF INTERIM RESULTS ANNOUNCEMENT AND INTERIM REPORT

This interim results announcement has been published on the website of the Stock Exchange (www.hkexnews.hk) and the Company's website (https://newhopeservice.com.cn/), and the interim report for 2026 containing all the information required by the Listing Rules will be dispatched to the shareholders of the Company (if requested) and published on the websites of the Stock Exchange and the Company in due course.

By Order of the Board
New Hope Service Holdings Limited
Jiang Mengjun
Chairman of the Board

Hong Kong, 28 August 2026

As at the date of this announcement, the Board comprises Ms. Wu Min (Co-chairman of the Board) and Ms. Chen Jing as executive Directors, Ms. Li Wei and Mr. Jiang Mengjun (Chairman of the Board) as non-executive Directors and Ms. Li Ruojun, Mr. Kong Chi Mo and Mr. Li Zhengguo as independent non-executive Directors.