Roiserv Lifestyle Services Co., Ltd.
榮萬家生活服務股份有限公司

(a joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 2146)

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

FINANCIAL SUMMARY

- The Group's net profit decreased by approximately 25.3% from approximately RMB94.7 million for the six months ended June 30, 2025 to approximately RMB70.7 million for the six months ended June 30, 2026. Net profit margin decreased by 1.6 percentage points from 9.3% for the six months ended June, 30 2025 to 7.7% for the six months ended June 30, 2026.

- The net profit attributable to owners of the parent company decreased by approximately 21.7% from approximately RMB89.4 million for the six months ended June 30, 2025 to approximately RMB70.0 million for the six months ended June 30, 2026.

- The Group's gross profit decreased by approximately 17.2% from approximately RMB259.2 million for the six months ended June 30, 2025 to approximately RMB214.6 million for the six months ended June 30, 2026. The gross profit margin decreased by 2.1 percentage points from approximately 25.6% for the six months ended June 30, 2025 to approximately 23.5% for the six months ended June 30, 2026.

- The Group's total revenue decreased by approximately 9.7% from approximately RMB1,011.9 million for the six months ended June 30, 2025 to approximately RMB913.4 million for the six months ended June 30, 2026.

INTERIM RESULTS

The board (the "**Board**") of directors (the "**Directors**") of Roiserv Lifestyle Services Co., Ltd. (the "**Company**") is pleased to announce the unaudited consolidated interim results of the Company and its subsidiaries (the "**Group**") for the six months ended June 30, 2026 (the "**Period**" or "**Relevant Period**") with the comparative figures for the corresponding period in 2025 as follows:

CONSOLIDATED BALANCE SHEET

Unit: RMB

Item	*Notes*	**June 30, 2026 (Unaudited)**	December 31, 2025 (Audited)
Current assets:			
Cash at bank and on hand		**488,632,196.12**	529,387,382.80
Notes receivable		**584,106.96**	632,407.37
Accounts receivable	*II. 3*	**2,026,679,222.52**	1,952,398,378.06
Receivables financing		**0.00**	0.00
Prepayments	*II. 4*	**134,254,261.30**	146,880,475.15
Other receivables	*II. 5*	**529,968,412.59**	470,416,931.10
Including: Interest receivable		**35,651.82**	195,024.09
Dividends receivable		**0.00**	0.00
Financial assets held under resale agreements		**0.00**	0.00
Inventories	*II. 6*	**784,323,334.69**	741,586,326.98
Including: Data resources		**0.00**	0.00
Contract assets	*II. 7*	**30,483,402.50**	34,728,897.46
Assets held for sale		**0.00**	0.00
Non-current assets due within one year		**313,053.12**	1,872,205.80
Other current assets		**40,490,362.39**	39,032,995.90
Total current assets		**4,035,728,352.19**	3,916,936,000.62

CONSOLIDATED BALANCE SHEET (CONTINUED)

Unit: RMB

Item	*Notes*	**June 30, 2026 (Unaudited)**	December 31, 2025 (Audited)
Non-current assets:			
Debt investments		**0.00**	0.00
Other debt investments		**0.00**	0.00
Long-term receivables		**309,492.91**	3,239,603.09
Long-term equity investments		**95,211,404.81**	95,229,370.04
Investment in other equity instruments		**0.00**	0.00
Other non-current financial assets		**0.00**	0.00
Investment properties		**65,493,283.29**	68,709,683.29
Fixed assets		**22,336,952.34**	26,532,245.77
Construction in progress		**0.00**	0.00
Right-of-use assets		**4,840,932.37**	8,986,989.75
Intangible assets	*II. 8*	**5,833,790.26**	6,328,599.94
Including: Data resources		**0.00**	0.00
Development expenses		**0.00**	0.00
Including: Data resources		**0.00**	0.00
Goodwill		**2,154,017.43**	2,154,017.43
Long-term prepaid expenses		**10,901,833.97**	12,381,789.33
Deferred income tax assets		**184,078,166.52**	169,571,902.87
Other non-current assets		**0.00**	0.00
Total non-current assets		**391,159,873.90**	393,134,201.51
Total assets		**4,426,888,226.09**	4,310,070,202.13

CONSOLIDATED BALANCE SHEET (CONTINUED)

Unit: RMB

Item	*Notes*	**June 30, 2026 (Unaudited)**	December 31, 2025 (Audited)
Current liabilities:			
Short-term borrowings		**3,000,000.00**	3,000,000.00
Financial liabilities held-for-trading		**0.00**	0.00
Notes payable		**0.00**	0.00
Accounts payable	*II. 9*	**750,948,435.57**	719,244,961.72
Receipt in advance	*II. 10*	**2,324,231.67**	1,763,335.24
Contract liabilities	*II. 11*	**489,903,887.18**	492,803,250.03
Staff remuneration payable		**134,962,732.00**	127,494,966.34
Taxes payable		**115,527,725.87**	99,018,729.41
Other payables	*II. 12*	**497,741,875.10**	490,103,008.94
Including: Interest payable		**0.00**	0.00
Dividends payable		**7,270.63**	7,270.63
Liabilities held for sale		**0.00**	0.00
Non-current liabilities due within one year		**1,613,095.72**	10,289,191.19
Other current liabilities		**19,866,808.21**	24,914,803.93
Total current liabilities		**2,015,888,791.32**	1,968,632,246.80
Non-current liabilities:			
Long-term borrowings		**0.00**	0.00
Bonds payable		**0.00**	0.00
Including: Preference shares		**0.00**	0.00
Perpetual bonds		**0.00**	0.00
Lease liabilities		**4,653,653.67**	4,198,099.01
Long-term payables		**0.00**	0.00
Long-term staff remuneration payable		**0.00**	0.00
Estimated liabilities		**0.00**	0.00
Deferred income		**0.00**	0.00
Deferred income tax liabilities		**5,352,202.53**	6,947,979.02
Other non-current liabilities		**0.00**	0.00
Total non-current liabilities		**10,005,856.20**	11,146,078.03
Total liabilities		**2,025,894,647.52**	1,979,778,324.83

CONSOLIDATED BALANCE SHEET (CONTINUED)

Unit: RMB

Item	*Notes*	**June 30, 2026 (Unaudited)**	December 31, 2025 (Audited)
Shareholders' equity:			
Share capital	*II. 13*	**376,000,000.00**	376,000,000.00
Other equity instruments		**0.00**	0.00
Including: Preference shares		**0.00**	0.00
Perpetual bonds		**0.00**	0.00
Capital reserve	*II. 14*	**985,661,118.55**	985,739,125.28
Less: Treasury share		**0.00**	0.00
Other comprehensive income		**0.00**	0.00
Special reserve		**0.00**	0.00
Surplus reserve	*II. 15*	**114,990,191.12**	111,048,984.24
Provision for general risks		**0.00**	0.00
Undistributed profit		**895,014,200.07**	828,941,000.04
Total equity attributable to shareholders of the parent company		**2,371,665,509.74**	2,301,729,109.56
Minority interests		**29,328,068.83**	28,562,767.74
Total shareholders' equity		**2,400,993,578.57**	2,330,291,877.30
Total liabilities and shareholders' equity		**4,426,888,226.09**	4,310,070,202.13

CONSOLIDATED INCOME STATEMENT

Unit: RMB

Item		*Notes*	**January to June 2026 (Unaudited)**	January to June 2025 (Unaudited)
I.	**Total operating income**		**913,358,071.73**	1,011,856,907.76
	Including: Operating income	*II. 16*	**913,358,071.73**	1,011,856,907.76
II.	**Total operating cost**		**752,714,756.37**	813,752,698.50
	Including: Operating cost		**698,781,206.69**	752,639,202.08
	Taxes and surcharges		**5,063,547.12**	4,847,234.52
	Selling expenses		**2,545,685.91**	2,694,939.94
	Administrative expenses		**43,398,532.46**	51,374,858.58
	Research and development expenses		**0.00**	0.00
	Finance costs		**2,925,784.19**	2,196,463.38
	Including: Interest expenses		**540,978.32**	58,024.65
	Interest income		**-277,565.44**	336,423.31
	Add: Other income		**659,654.69**	1,124,822.12
	Investment income (Loss marked with “-”)		**-5,623,089.68**	-6,788,311.09
	Including: Investment income from associates and joint ventures		**-17,965.23**	-6,788,131.45
	Gain on derecognition of financial assets measured at amortized cost		**0.00**	0.00
	Exchange gain (Loss marked with “-”)		**0.00**	0.00
	Gain on change in fair value (Loss marked with “-”)		**-143,400.00**	-159,002.71
	Loss on impairment of credit (Loss marked with “-”)		**-63,843,886.92**	-65,297,319.57
	Impairment losses on assets (Loss marked with “-”)		**77,580.68**	-3,462,611.95
	Gain from disposal of assets (Loss marked with “-”)		**52,192.43**	-19,958.72

CONSOLIDATED INCOME STATEMENT (CONTINUED)

Unit: RMB

Item	*Notes*	**January to June 2026 (Unaudited)**	January to June 2025 (Unaudited)
III. Operating profit (Loss marked with "-")		**91,822,366.56**	123,501,827.34
Add: Non-operating income		**330,470.33**	335,727.07
Less: Non-operating expenses		**665,127.59**	3,021,837.67
IV. Total profit (Total loss marked with "-")		**91,487,709.30**	120,815,716.74
Less: Income tax expenses	*II. 17*	**20,788,008.03**	26,163,138.73
V. Net profit (Net loss marked with "-")		**70,699,701.27**	94,652,578.01
(I) By continuity of operations		**70,699,701.27**	94,652,578.01
1. Net profit from continuing operations (Net loss marked with "-")		**70,699,701.27**	94,652,578.01
2. Net profit from discontinued operations (Net loss marked with "-")		**0.00**	0.00
(II) By ownership		**70,699,701.27**	94,652,578.01
1. Net profit attributable to owners of the parent company (Net loss marked with "-")		**70,014,406.91**	89,398,187.55
2. Profit or loss of minority interests (Net loss marked with "-")		**685,294.36**	5,254,390.46
VI. Net other comprehensive income after tax		**0.00**	0.00
Net other comprehensive income after tax attributable to owners of the parent company		**0.00**	0.00
(I) Other comprehensive income that may not be reclassified into profit or loss		**0.00**	0.00
1. Change in remeasurement of defined benefit plans		**0.00**	0.00
2. Other comprehensive income not converted into profit or loss under the equity method		**0.00**	0.00
3. Changes in fair value of investments in other equity instruments		**0.00**	0.00
4. Changes in fair value of the company's own credit risk		**0.00**	0.00
5. Others		**0.00**	0.00

CONSOLIDATED INCOME STATEMENT (CONTINUED)

Unit: RMB

Item	*Notes*	**January to June 2026 (Unaudited)**	January to June 2025 (Unaudited)
(II) Other comprehensive income that will be reclassified into profit and loss		**0.00**	0.00
1. Other comprehensive income converted into profit or loss under the equity method		**0.00**	0.00
2. Changes in fair value of other debt investments		**0.00**	0.00
3. Reclassification of financial assets to other comprehensive income		**0.00**	0.00
4. Provision for credit impairment of other debt investments		**0.00**	0.00
5. Cash flow hedge reserves (effective portion of cash flow hedge gains and losses)		**0.00**	0.00
6. Exchange differences arising from translation of foreign currency financial statements		**0.00**	0.00
7. Others		**0.00**	0.00
Net other comprehensive income after tax attributable to minority interests		**0.00**	0.00
VII. Total comprehensive income		**70,699,701.27**	94,652,578.01
Total comprehensive income attributable to shareholders of the parent company		**70,014,406.91**	89,398,187.55
Total comprehensive income attributable to minority interests		**685,294.36**	5,254,390.46
VIII. Earnings per share:			
(I) Basic earnings per share (RMB/share)	*II. 18*	**0.19**	0.24
(II) Diluted earnings per share (RMB/share)	*II. 18*	**0.19**	0.24

NOTES TO THE ITEMS IN THE FINANCIAL STATEMENTS

I. GENERAL INFORMATION

1 General Information

Roiserv Lifestyle Services Co., Ltd. (the "**Company**") was incorporated in the People's Republic of China (the "**PRC**") on November 2, 2000 as a limited liability company under the Company Law of the PRC. The address of the Company's registered office is Office Building No. 9, Ping'an Street, South Xia'an Highway, Xianghe County Development Zone, Langfang City, Hebei Province, PRC.

The Company and its subsidiaries (together, the "**Group**") are principally engaged in the provision of property management and related value-added services in the PRC.

The Company's parent company was RiseSun Real Estate Development Co., Ltd. ("**RiseSun Development**"), a company incorporated in the PRC and its shares are listed on Shenzhen Stock Exchange Co., Ltd. RiseSun Development and its affiliates (excluding the Group) are referred to as "RiseSun Group". The ultimate holding company is RiseSun Holdings Co., Ltd. (the "**Ultimate Controlling Company**"), a limited liability investment holding company incorporated in the PRC.

On April 23, 2020, the Company was converted from a limited liability company into a joint stock company with limited liability.

On January 15, 2021, the Company's H shares were listed on the main board of The Stock Exchange of Hong Kong Limited (the"**Stock Exchange**") (the "**Listing**").

Unless otherwise stated, the Company's financial information is presented in Renminbi ("**RMB**"), which is the Company's functional currency.

II. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1 Basis for Preparation

The Group's financial statements have been prepared on a going concern basis, based on transactions and events that have actually occurred, in accordance with the Accounting Standards for Business Enterprises ("**ASBE**") issued by the Ministry of Finance and relevant regulations, as well as related disclosure requirements of the Companies Ordinance (Cap. 622 of the Laws of Hong Kong) and the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**").

2 Going Concern

The Group has a recent profitable operating history and is supported by financial resources. It is considered reasonable that the financial statements are prepared on a going concern basis.

3 Accounts receivable

(1) Accounts receivable shown by aging

Aging	June 30, 2026	December 31, 2025
Within 1 year (inclusive)	1,129,800,574.49	1,286,809,599.10
1-2 years	618,865,170.12	422,726,408.40
2-3 years	365,383,657.60	297,371,249.32
More than 3 years	429,641,322.10	412,238,172.80
Including: 3-4 years	197,979,802.49	188,185,567.72
4-5 years	188,108,404.66	197,860,721.76
More than 5 years	43,553,114.95	26,191,883.32
Total	**2,543,690,724.31**	**2,419,145,429.62**

(2) Accounts receivable classified according to the bad debt accrual method

	June 30, 2026				
	Book balance		Bad debt provision		Book value
Type	Amount	Ratio (%)	Amount	Accrual ratio (%)	
Provision for bad debts by portfolio	2,543,690,724.31	100.00	517,011,501.79	20.33	2,026,679,222.52
Including: Aging portfolio	2,543,690,724.31	100.00	517,011,501.79	20.33	2,026,679,222.52

	December 31, 2025				
	Book balance		Bad debt provision		Book value
Type	Amount	Ratio (%)	Amount	Accrual ratio (%)	
Provision for bad debts by portfolio	2,419,145,429.62	100.00	466,747,051.56	19.29	1,952,398,378.06
Including: Aging portfolio	2,419,145,429.62	100.00	466,747,051.56	19.29	1,952,398,378.06

4 Prepayments

Item	June 30, 2026 Amount	June 30, 2026 Percentage (%)	December 31, 2025 Amount	December 31, 2025 Percentage (%)
Within 1 year	78,181,048.35	58.23	59,469,238.07	40.49
1-2 years	38,052,925.22	28.35	21,153,185.02	14.40
2-3 years	13,652,253.45	10.17	58,142,192.57	39.58
More than 3 years	4,368,034.28	3.25	8,115,859.49	5.53
Total	**134,254,261.30**	**100.00**	**146,880,475.15**	**100.00**

5 Other receivables

Item	June 30, 2026	December 31, 2025
Interest receivable	35,651.82	195,024.09
Dividends receivable		
Other receivables	529,932,760.77	470,221,907.01
Total	**529,968,412.59**	**470,416,931.10**

5.1 Interest receivable

(1) Interest receivable

Item	June 30, 2026	December 31, 2025
Interest receivable	35,651.82	195,024.09
Total	**35,651.82**	**195,024.09**

5.2 Other receivables

(1) Other receivables presented by aging

Aging	June 30, 2026	December 31, 2025
Within 1 year (inclusive)	201,445,578.29	102,851,647.30
1-2 years	102,553,842.30	227,216,849.98
2-3 years	219,208,749.55	127,981,508.32
More than 3 years	220,800,061.09	213,314,149.41
Including: 3-4 years	77,167,282.78	150,952,013.69
4-5 years	135,450,612.08	28,174,763.24
More than 5 years	8,182,166.23	34,187,372.48
Total	**744,008,231.23**	**671,364,155.01**

(2) Other receivables classified according to the bad debt accrual method

	June 30, 2026				
	Book balance		Provision for bad debts		Book value
Type	Amount	Percentage (%)	Amount	Accrual ratio (%)	
Provision for bad debts by portfolio	744,008,231.23	100.00	214,075,470.46	28.77	529,932,760.77
Including: Aging portfolio	744,008,231.23	100.00	214,075,470.46	28.77	529,932,760.77
Total	**744,008,231.23**	**100.00**	**214,075,470.46**	**28.77**	**529,932,760.77**

	December 31, 2025				
	Book balance		Provision for bad debts		Book value
Type	Amount	Percentage (%)	Amount	Accrual ratio (%)	
Provision for bad debts by portfolio	671,364,155.01	100.00	201,142,248.00	29.96	470,221,907.01
Including: Aging portfolio	671,364,155.01	100.00	201,142,248.00	29.96	470,221,907.01
Total	**671,364,155.01**	**100.00**	**201,142,248.00**	**29.96**	**470,221,907.01**

6 Inventories

Item	June 30, 2026 Book balance	June 30, 2026 Provision for impairment of inventories/ impairment of contractual performance costs	June 30, 2026 Book value	December 31, 2025 Book balance	December 31, 2025 Provision for impairment of inventories/ impairment of contractual performance costs	December 31, 2025 Book value
Raw materials	7,823,530.08	0.00	7,823,530.08	8,081,157.46	0.00	8,081,157.46
Stock items	783,250,814.74	20,426,363.17	762,824,451.57	739,944,005.11	20,426,363.17	719,517,641.94
Revolving material	13,675,353.04	0.00	13,675,353.04	13,987,527.58	0.00	13,987,527.58
Total	**804,749,697.86**	**20,426,363.17**	**784,323,334.69**	**762,012,690.15**	**20,426,363.17**	**741,586,326.98**

7 Contract assets

(1) Detail of contract assets

Item	June 30, 2026 Book balance	June 30, 2026 Provision for impairment	June 30, 2026 Book value
Engineering construction	32,667,630.33	2,184,227.83	30,483,402.50

Item	December 31, 2025 Book balance	December 31, 2025 Provision for impairment	December 31, 2025 Book value
Engineering construction	36,990,705.97	2,261,808.51	34,728,897.46

(2) Contract assets by aging

Aging	June 30, 2026	December 31, 2025
Within 1 year (including 1 year)	32,667,630.33	36,990,705.97
Provision for impairment	2,184,227.83	2,261,808.51
Book value	**30,483,402.50**	**34,728,897.46**

8 Intangible assets

Item	Right-of-use of software
I. Original book value	
1. Opening balance	17,148,915.57
2. Increase during the Period	0.00
Including: Acquisition	0.00
3. Decrease during the Period	13,115.00
Including: Disposal	13,115.00
4. Closing balance	17,135,800.57
II. Accumulated amortization	
1. Opening balance	10,820,315.63
2. Increase during the Period	494,601.53
Including: Accrual	494,601.53
3. Decrease during the Period	12,906.85
Including: Disposal	12,906.85
4. Closing balance	11,302,010.31
III. Provision for impairment	
1. Opening balance	0.00
2. Increase during the Period	0.00
Including: Accrual	0.00
3. Decrease during the Period	0.00
Including: Disposal	0.00
4. Closing balance	0.00
IV. Book value	
1. Closing book value	5,833,790.26
2. Opening book value	6,328,599.94

9 Accounts payable

(1) Presentation of accounts payable

Item	June 30, 2026	December 31, 2025
Construction fees	469,527,407.56	446,904,721.63
Service fees	229,654,690.11	210,183,014.90
Payments for goods purchased	51,766,337.90	62,157,225.19
Total	**750,948,435.57**	**719,244,961.72**

(2) Accounts payable by aging

The aging analysis of accounts payable (including trade receivables due from related parties) based on the transaction dates is as follows:

Aging	June 30, 2026	December 31, 2025
Within 1 year	272,389,663.90	362,044,956.61
1-2 years	200,132,334.82	152,313,261.34
2-3 years	111,388,069.59	69,284,392.37
3-4 years	53,960,438.55	60,511,265.55
4-5 years	50,444,447.76	61,128,879.98
More than 5 years	62,633,480.95	13,962,205.87
Total	**750,948,435.57**	**719,244,961.72**

10 Receipt in advance

(1) Receipt in advance

Type	June 30, 2026	December 31, 2025
Rent	**2,324,231.67**	**1,763,335.24**

11 Contract liabilities

(1) Detail of contract liabilities

Type	June 30, 2026	December 31, 2025
Property charges in advance	**489,903,887.18**	**492,803,250.03**

12 Other payables

(1) Other payables by nature of payment

Item	June 30, 2026	December 31, 2025
Interest payable	0.00	0.00
Dividends payable	7,270.63	7,270.63
Other payables	497,734,604.47	490,095,738.31
Total	**497,741,875.10**	**490,103,008.94**

13 Share capital

Item	Opening balance	Change for the year (+, –) Issuance of new shares	Share grant	Surplus reserve converted to shares	Others	Subtotal	Closing balance
Total number of shares	376,000,000.00	0.00	0.00	0.00	0.00	0.00	376,000,000.00

14 Capital reserve

Item	December 31, 2025	Increase during the Period	Decrease during the Period	June 30, 2026
Equity premium	907,154,523.50	0.00	78,006.73	907,076,516.77
Other capital reserve	78,584,601.78	0.00	0.00	78,584,601.78
Total	**985,739,125.28**	**0.00**	**78,006.73**	**985,661,118.55**

15 Surplus reserve

Item	December 31, 2025	Increase during the Period	Decrease during the Period	June 30, 2026
Statutory surplus reserve	111,048,984.24	3,941,206.88	0.00	114,990,191.12

16 Operating revenue and operating cost

(1) Operating revenue and operating cost

	Six months ended June 30, 2026		2025	
Item	Income	Cost	Income	Cost
Principal operations	**920,490,514.06**	**707,297,022.92**	1,008,722,633.29	752,062,151.41
Other operations	**2,093,011.74**	**709,637.84**	3,134,274.47	577,050.67
Total	**922,583,525.80**	**708,006,660.76**	1,011,856,907.76	752,639,202.08

(2) Information on income from contracts

Classification of contracts	January to June 2026	January to June 2025
Goods		
Including: Community services	**697,859,691.20**	725,237,463.00
Commercial services	**31,745,608.62**	30,732,258.15
Urban services	**79,516,941.62**	112,137,842.79
Peripheral services	**113,461,284.36**	143,749,343.82
Total	**922,583,525.80**	1,011,856,907.76

Classified by region	**January to June 2026**	January to June 2025
Including: Mainland of China	**922,583,525.80**	1,011,856,907.76
Classification by time of transfer of goods		
Including: Transfer at a point in time	**53,635,457.10**	65,942,039.64
Transfer within a certain period of time	**868,948,068.70**	945,914,868.12
Total	**922,583,525.80**	1,011,856,907.76

17 Income tax expenses

Item	**Six months ended June 30, 2026**	2025
Current income tax calculated in accordance with tax law and relevant regulations	**36,890,048.17**	48,222,734.49
– Corporate income tax in Mainland of China	**36,890,048.17**	48,222,734.49
Deferred income tax expenses	**-16,102,040.14**	-22,059,595.76
Total	**20,788,008.03**	26,163,138.73

The Group had no Hong Kong profit tax, since it had no taxable income derived from Hong Kong during the Period.

18 Return on net assets and earnings per share

Profit for the Reporting Period	Weighted average return on net assets	Earnings per share: Basic earnings per share	Earnings per share: Diluted earnings per share
Net profit attributable to shareholders of the parent company	3.00	0.19	0.19
Net income attributable to shareholders of the parent company after deducting non-recurring gains and losses	3.15	0.20	0.20

19 Dividends

	January 1 to June 30, 2026	2025
Dividends recognized as distribution during the Period:	**0**	0

Note: No dividend paid by the Board during the six months ended June 30, 2026.

The Board does not recommend to declare interim dividend for the six months ended June 30, 2026 (June 30, 2025: nil).

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

Overview

The Group is a comprehensive property management service provider with a strategic service network across China. As of June 30, 2026, the Group had a total of 490 property management projects under management with an aggregate gross floor area ("**GFA**") under management of approximately 99.2 million square metres ("**sq.m.**"), covering 68 cities across 19 provinces, municipalities and autonomous regions in China. As of June 30, 2026, the Group was contracted to manage 524 property management projects with an aggregate contracted GFA of approximately 107.4 million sq.m., covering 69 cities across 19 provinces, municipalities and autonomous regions in China.

The Group provides diversified services principally through four major business lines. Building on community services, the Group continuously consolidates its service quality, while continuing to explore and expand to shape a four-dimensional service landscape covering community services, commercial services, urban services and peripheral services. Its portfolio of managed properties comprises (i) community properties; and (ii) non-community properties, including (a) commercial properties, such as shopping malls, office buildings and serviced apartments, industry parks, schools and hospitals; and (b) urban services, such as municipal sanitation, garbage collection and disposal, water treatment, cultural venues, and public transportation, etc.

For the six months ended June 30, 2026, the Group's revenue was approximately RMB913.4 million, representing a decrease of approximately 9.7% as compared to the corresponding period in 2025; gross profit was approximately RMB214.6 million, representing a decrease of approximately 17.2% as compared to the corresponding period in 2025. Net profit in the first half of 2026 amounted to RMB70.7 million, representing a decrease of approximately 25.3% as compared to corresponding period in 2025. For the six months ended June 30, 2026, the net profit attributable to owners of the parent company amounted to approximately RMB70.0 million, representing a decrease of approximately 21.7% as compared to the corresponding period in 2025. Basic earnings per share amounted to approximately RMB0.19.

During the Reporting Period, the Group actively embraced technology and continued to increase its investment in technology, promoting the deep integration of property service scenarios with artificial intelligence. In June 2026, the Group entered into an Equity Strategic Joint Venture Agreement with Beijing Co&Co Intelligent Technology Co., Ltd. ("**CONCO**") to jointly establish Hebei Rong'an Intelligent Robotics Co., Ltd. (河北榮安智能機器人科技有限公司) ("**Rong'an Intelligent Robotics**"), with a registered capital of RMB20.0 million, of which the Group holds a 60% equity interest. As the provider of property scenarios, Roiserv will make managed-project resources available that are ready for deployment to Rong'an Intelligent Robotics, and will be responsible for operating standards, site support and compliant scenario-related data, leveraging its existing property platform to assist product deployment and market expansion. CONCO, as the technology provider, will be responsible for supplying mature robotic hardware and software products, core algorithms and operation & maintenance teams to support product development iteration tailored to the complexity of property scenarios. Both parties will leverage their respective strengths to jointly construct a commercial closed loop of "algorithms + hardware + scenarios".

The first of Rong'an Intelligent Robotics' robots were formally deployed on-site in August 2026. Rong'an Intelligent Robotics will focus on the R&D, manufacturing and end-to-end operations of intelligent robots for property scenarios, initially implementing human-machine collaborative operations in access control, estate patrols, outdoor surface cleaning, basement cleaning and other scenarios. Advancement of Rong'an Intelligent Robotics' business will help cultivate new momentum for the Group's intelligent upgrading and drive the Group's transition toward technology-driven service upgrades.

BUSINESS MODEL

The Group principally operates four major business lines, namely (i) community services, (ii) commercial services, (iii) urban services, and (iv) peripheral services, which constitute the comprehensive services that the Group provides to its customers, and cover the entire value chain of property management.

- Community services: These services mainly include: (1) basic property management services: The Group provides a wide range of property management services to owners and residents of properties such as residential buildings, apartments, and street-level shops, mainly including security, cleaning, greening and gardening, as well as repair and maintenance services; and (2) other services. During the Period, all of the Group's property management fees were mainly charged on a lump sum basis, supplemented by a small number of commission-based arrangements.

- Commercial services: The Group provides property management and other services to owners and residents of properties including shopping malls, office buildings and serviced apartments, industry parks, schools and hospitals.

- Urban services: The Group provides urban operation services, mainly including: municipal sanitation, garbage collection and disposal, water treatment, sports and cultural venues, and public transportation.

- Peripheral services: The Group provides customers with (1) brokerage services such as parking space rental and sales services and second-hand house transaction. Based on the parking spaces resources owned by the Group and third parties, the Group provide brokerage services such as parking space rental and sales, as well as the second-hand house transaction involving a full chain of services covering resource matching, transaction facilitation and title registration. With its in-depth operational capabilities in community assets, the Group effectively revitalises existing resources, thereby enhancing the liquidity of property owners'assets while generating recurring service fee income for the Group; (2) home-living services such as new retail, home repairs, maintenance, and housekeeping services. The aforementioned services are designed to enhance the living experience of residents, increase user loyalty, and further expand the revenue-generating potential of the Group in the community; and (3) comprehensive value-added services to property developers.

GFA UNDER MANAGEMENT AND CONTRACT AMOUNTS OF COMMUNITY PROPERTIES, COMMERCIAL AND CORPORATE PROPERTIES AND URBAN SERVICES

The table below sets out the respective movements of the Group's GFA under management and contract amounts for the six months ended June 30, 2026 and 2025:

	Six months ended June 30,			
	2026		2025	
	GFA under management ***('000 sq. m.)***	**Contract amounts** ***(RMB'000)***	GFA under management *('000 sq. m.)*	Contract amounts *(RMB'000)*
Community properties	**86,755**	**–**	86,017	–
Commercial and corporate properties	**–**	**164,352**	–	57,051
Urban services	**–**	**503,544**	–	515,798
As of the end of the Period	**86,755**	**667,896**	86,017	572,849

Note: As the charging mechanism for the Group' s community properties is primarily based on the GFA under management, the relevant data are presented on the basis of GFA under management. As the charging mechanism for commercial and corporate properties and urban services is primarily based on the agreed amount in the contract, the relevant data are presented on the basis of contract amounts.

The Group continues to diversify its property management service portfolio. On the foundation of consolidating its community properties, the Group is actively expanding into commercial and corporate properties and urban services. As at June 30, 2026, the GFA under management of the Group's community properties amounted to approximately 86.75 million sq. m., representing an increase of approximately 0.85% as compared with June 30, 2025. The contract amounts of commercial and corporate properties amounted to RMB164.35 million, representing an increase of approximately 188.07% as compared with June 30, 2025. The contract amounts of urban services amounted to RMB503.54 million, representing a decrease of approximately 2.37% as compared with June 30, 2025.

In addition, as of June 30, 2026, the Group had entered into 52 formal cooperation agreements with independent third-party property developers during the relevant year. In such cooperation agreements, such property developers engaged the Group as the property management services provider, entrusted the Group with the management of relevant projects and shall pay the Group property management fees based on agreed scope of services. In the first half of 2026, the Group continued to adjust its business structure and focused its efforts on expanding non-residential and urban operation service projects. The Group established a complete series of service modes, including but not limited to full entrustment, labor entrustment and specialized service projects. The agreements executed in the first half of 2026 covered various types of businesses, including residential buildings, office buildings, industrial parks, schools, hotels, factory premises, public buildings, commercial buildings and specialized services.

Urban services

The Group offers extensive urban operation services, including municipal sanitation, garbage collection and disposal, water treatment, sports and cultural venues, and public transportation. Focusing on the actual needs of the urban market, the Group strives to facilitate the high-quality development of Chinese cities, address urban sanitation and environmental governance issues, provide refined services for urban governance, and contribute to the development of smart cities. As of June 30, 2026, the Group has signed 9 urban service operation projects in 6 cities, covering Hebei Province and Heilongjiang Province.

Peripheral services

Centered on the diverse needs of serving our customers, the Group provides a wide range of peripheral services, specifically including:

(1) brokerage services, such as parking space rental and sales services and second-hand house transaction based on parking spaces owned by the Group and third parties. The Group provides parking space rental and sales services to owners and residents. Leveraging the proactive communication and close relationships with owners and residents fostered through its community and commercial services, the Group provides rental and sales services for its own parking spaces obtained through debt settlement and third-party parking spaces under agency. The Group has adopted a rental and sales business system that ensures customer privacy and efficiently matches housing supply and demand information, enabling convenient rental and sales channels for millions of owners and bringing a better service experience;

(2) home-living services such as new retail, home repairs and maintenance, and housekeeping services for owners and residents of the properties under management. The Group's new retail business has established a business model of "chain convenience stores + self-operated warehouses + community group purchases". The Group's offline chain convenience stores have been revamped as "Neighborhood Convenience," and the online group buying business has been revamped as "GO Online." The Group delivers S2B2C new retail services through this model. It establishes a dual advantage in purchase scenarios and purchase efficiency within the last 500 meters. In addition, the Group has the capability for supply chain output and single-product original equipment manufacturer ("**OEM**"), which enables it to provide property owners with more diverse, convenient, and cost-effective products. As of June 30, 2026, the Group had a total of 59 physical stores in the communities under its management, with over 4,000 active stock keeping units ("**SKUs**") and approximately 1.866 million registered users on Rice Commune; and

(3) comprehensive value-added services for property developers. The Group provides a wide spectrum of value-added services to property developers through different phases of the property development and sales process, primarily including property engineering services, on-site services, and other services.

Given the above, in order to cope with the overall downward economic situation of the upstream real estate industry, the Group has proactively explored new business opportunities. On the one hand, affected by the overall downturn in the real estate industry, the Group expects its engineering business volume to continue shrinking in the second half of 2026. The engineering business is gradually shifting to delivered properties and external projects. In the second half of 2026, the Group will further develop its community business for delivered properties, which includes engineering and maintenance services, home decoration, gardening and landscaping, and direct drinking water services. On the other hand, the Group actively negotiated on renovation, maintenance and management business of public buildings, municipal works, parks, urban sanitation, scenic spots and public parks, and deployed the whole construction business for the installation of non-motorized and motorized charging piles in residential communities, enterprises, institutions and public parking lots, to make up for the performance gap and expand into diversified business.

OUTLOOK

Looking ahead to the second half of 2026, the Group will:

(i) continuously enhance service capabilities, relying on Rong'an Intelligent Robots to promote a "human-machine collaboration" operation model, thereby delivering more efficient and tangible services to its owners. At the same time, the Group will further diversify its community service offerings around their daily needs to facilitate a more convenient and cost-effective living experience for owners.

(ii) continuously improve the "whole life cycle and whole service chain" service system to steadily enrich the segment of peripheral services, further promote businesses such as car washing and beauty, convenience kiosks, and expand the property brokerage and other property space management services to provide greater convenience for owners' daily lives. In response to relevant national policy orientations, the Group will advance community housekeeping and community health and elderly care services, actively collaborating with local communities and leveraging the role of property management in national grassroots governance.

(iii) continue to strengthen our market expansion efforts and further develop new projects through resources, channel development and diversified cooperation, actively integrating into urban renewal businesses and optimizing the business structure while maintaining a steady pace of development.

(iv) continuously optimize operational quality. Through organizational restructuring and optimization of business roles and responsibilities as well as workflows, the Group will reduce organizational layers and enhance the empowerment of functional departments to project teams, directly addressing owners' needs while reducing costs and improving efficiency. Meanwhile, by refining various mechanisms and advancing smart platform development, the Group will focus on ensuring the timeliness of work order repairs and monitoring responses, as well as the prompt and effective resolution of owner complaints, thereby continuously improving the quality of property services.

(v) strengthen the development of financial management and control and capital support system, enhance the efficiency of financial management and control, adjust the revenue structure and profit structure, step up the collection of accounts receivable, strengthen cash flow management, and improve the risk management capability of the enterprise.

FINANCIAL REVIEW

Revenue

During the Relevant Period, the Group derived its revenue principally from four business lines, namely (i) community services; (ii) commercial services; (iii) urban services; and (iv) peripheral services.

The following table sets forth the details of the Group's revenue recognised by business line for the periods indicated:

	Six months ended June 30,		
	2026	2025	**Change**
	RMB'000	*RMB'000*	*(%)*
Community services	**694,636**	725,237	**-4.2**
Commercial services	**31,746**	30,732	**3.3**
Urban services	**79,517**	112,138	**-29.1**
Peripheral services	**107,459**	143,749	**-25.2**
Total	**913,358**	1,011,857	**-9.7**

The Group's revenue decreased by approximately 9.7% from approximately RMB1,011.9 million for the six months ended June 30, 2025 to approximately RMB913.4 million for the six months ended June 30, 2026. The reasons for the change of revenue by business line are listed as follows:

(i) Revenue from community services decreased by approximately 4.2% from approximately RMB725.2 million for the six months ended June 30, 2025 to approximately RMB694.6 million for the six months ended June 30, 2026, primarily due to the Group's increased focus on project quality and its proactive termination of projects with low efficiency and poor payment collection;

(ii) Revenue from commercial services increased by approximately 3.3% from approximately RMB30.7 million for the six months ended June 30, 2025 to approximately RMB31.7 million for the six months ended June 30, 2026, primarily due to the addition of new projects resulting from the Group's proactive efforts on business expansion during the relevant year;

(iii) Revenue from urban services decreased by approximately 29.1% from approximately RMB112.1 million for the six months ended June 30, 2025 to approximately RMB79.5 million for the six months ended June 30, 2026, primarily due to the expiration of certain projects of the Group and in consideration of cash flow, the Group has decided not to participate in the relevant tenders; and

(iv) Revenue from peripheral services decreased by approximately 25.2% from approximately RMB143.7 million for the six months ended June 30, 2025 to approximately RMB107.5 million for the six months ended June 30, 2026, primarily due to the cyclical downturn in the real estate industry, which led to a significant decrease in businesses such as development of related business of the Company.

Community services

These services mainly include: (1) basic property management services: the Group provides a wide range of property management services to owners and residents of properties such as residential buildings, apartments, and street-level shops, mainly including security, cleaning, greening and gardening, as well as repair and maintenance services; and (2) other services. The following table sets forth a breakdown of the Group's revenue from community services for the years indicated:

	Six months ended June 30,			
	2026		2025	
	RMB'000	***%***	*RMB'000*	*%*
Basic property management services	**679,009**	**97.8**	700,549	96.6
Other services	**15,627**	**2.2**	24,688	3.4
Total	**694,636**	**100.0**	725,237	100.0

Basic property management services

The Group provides a wide range of property management services to owners and residents of properties such as residential buildings, apartments, and street-level shops, mainly including security, cleaning, greening and gardening, as well as repair and maintenance services. The following table sets forth a breakdown of the Group's revenue from basic property management services by type of property developers for the years indicated:

	Six months ended June 30,			
	2026		2025	
	RMB'000	***%***	*RMB'000*	*%*
Properties developed by the RiseSun Group[(1)]	**665,887**	**98.1**	692,676	98.9
Properties developed by independent third-party property developers	**13,122**	**1.9**	7,873	1.1
Total	**679,009**	**100.0**	700,549	100.0

Note:

(1) Representing the properties independently developed by RiseSun Real Estate Development Co., Ltd. (榮盛房地產發展股份有限公司) and its subsidiaries, which exclude the Group, and the properties jointly developed by the RiseSun Group and other property developers in which the RiseSun Group holds a controlling interest.

To facilitate the management of the property management network, the Group divides its geographic coverage into four major regions in the PRC, namely Bohai Economic Rim, Yangtze River Delta region, Greater Bay Area and surrounding regions, and Central and Western China. The following table sets out the total revenue for the years indicated from the provision of basic property management services by geographical coverage:

	Six months ended June 30,			
	2026		2025	
	RMB'000	*%*	*RMB'000*	*%*
Bohai Economic Rim[1]	**414,821**	**61.0**	408,113	58.3
Yangtze River Delta region[2]	**124,643**	**18.4**	127,075	18.1
Greater Bay Area and surrounding regions[3]	**32,430**	**4.8**	35,393	5.1
Central and Western China[4]	**107,115**	**15.8**	129,968	18.6
Total	**679,009**	**100.0**	700,549	100.0

Notes:

(1) In this region, the Group provided property management services to projects located in Hebei, Liaoning, Inner Mongolia and Shandong.

(2) In this region, the Group provided property management services to projects located in Jiangsu and Zhejiang.

(3) In these regions, the Group provided property management services to projects located in Huizhou in the Greater Bay Area and other cities in Guangdong.

(4) In this region, the Group provided property management services to projects located in Guizhou, Henan, Hunan, Sichuan and Chongqing.

Commercial services

The Group provides property management and other services to owners and residents of properties including shopping malls, office buildings and serviced apartments, industry parks, schools and hospitals. Revenue from commercial services increased by approximately 3.3% from RMB30.7 million for the six months ended June 30, 2025 to RMB31.7 million for the six months ended June 30, 2026.

Urban services

The Group provides urban operation services, mainly including: municipal sanitation, garbage collection and disposal, water treatment, sports and cultural venues, and public transportation. Revenue from urban services decreased by 29.1% from RMB112.1 million for the six months ended June 30, 2025 to RMB79.5 million for the six months ended June 30, 2026.

Peripheral services

The Group provides customers with (1) brokerage services such as parking space rental and sales services and second-hand house transaction; (2) home-living services such as new retail, home repairs, maintenance, and housekeeping services; and (3) comprehensive value-added services to property developers. These value-added services mainly include (i) property engineering services; (ii) on-site services; and (iii) other services, mainly including preliminary planning and design consultancy services, property delivery services, and after-sales services. Revenue from peripheral services decreased by approximately 25.2% from RMB143.7 million for the six months ended June 30, 2025 to RMB107.5 million for the six months ended June 30, 2026.

The following table sets out the total revenue from peripheral services for the years indicated:

	Six months ended June 30,			
	2026		2025	
	RMB'000	*%*	*RMB'000*	*%*
Parking space rental and sales services	**19,583.1**	**18.2**	16,037.0	11.2
Home-living services	**61,138.6**	**56.9**	71,962.2	50.1
Value-added services to property developers	**26,737.7**	**24.9**	55,750.2	38.8
Total	**107,459.4**	**100.0**	143,749.4	100.0

Total operating cost

The Group's total operating cost mainly consists of (i) employee benefit expenses; (ii) maintenance costs; (iii) engineering costs; (iv) greening and cleaning expenses; (v) costs of goods sold; (vi) utilities; (vii) taxes and other levies; (viii) cost of consumables; (ix) office expenses; (x) travelling and entertainment expenses; (xi) depreciation and amortization charges; and (xii) others. The Group's total operating cost decreased by approximately 7.2% from approximately RMB752.6 million for the six months ended June 30, 2025 to approximately RMB698.8 million for the six months ended June 30, 2026. Such decrease in the total operating cost was mainly due to the decrease in revenue.

Gross profit and gross profit margin

Category	Six months ended June 30, 2026 Gross profit *RMB'000*	2026 Gross profit margin *%*	2025 Gross profit *RMB'000*	2025 Gross profit margin *%*
Community services	**147,067**	**21.2**	164,987	22.7
Commercial services	**4,617**	**14.5**	5,988	19.5
Urban services	**13,685**	**17.2**	26,457	23.6
Peripheral services	**49,208**	**45.8**	61,786	43.0
Total	**214,577**	**23.5**	259,218	25.6

Gross profit represents revenue less cost of sales. Based on the reasons set out above, the Group's gross profit decreased by approximately 17.2% from approximately RMB259.2 million for the six months ended June 30, 2025 to approximately RMB214.6 million for the six months ended June 30, 2026.

The gross profit margin of the Group decreased from approximately 25.6% for the six months ended June 30, 2025 to approximately 23.5% for the six months ended June 30, 2026.

Selling expenses

The Group's selling expenses mainly consist of employee benefit expenses and office expenses for its sale and marketing staff. The Group's expenses decreased by approximately 5.5% from approximately RMB2.7 million for the six months ended June 30, 2025 to approximately RMB2.5 million for the six months ended June 30, 2026, primarily due to the decrease in the Group's entertainment expenses.

Administrative expenses

The Group's administrative expenses mainly consist of (i) employee benefits; (ii) intermediary service fees; (iii) travelling and entertainment expenses; (iv) depreciation and amortization charges for assets; and (v) disability security fund, etc. The Group's administrative expenses decreased by approximately 15.5% from approximately RMB51.4 million for the six months ended June 30, 2025 to approximately RMB43.4 million for the six months ended June 30, 2026, mainly due to the streamlining of functional workforce and the reduction of functional staff costs, reducing costs and improving efficiency during the relevant year, with various expenses being lower than those of the corresponding period of last year.

Income tax expenses

The Group's income tax expenses comprise PRC corporate income tax. The Group's income tax expenses decreased by approximately 20.5% from approximately RMB26.2 million for the six months ended June 30, 2025 to approximately RMB20.8 million for the six months ended June 30, 2026.

For the six months ended June 30, 2026, the Group's effective income tax rate was approximately 22.7%. During the Relevant Period, more subsidiaries of the Group were qualified as "small low-profit enterprises" where their taxable incomes were less than RMB3 million, as such, more entities of the Group enjoyed preferential income tax treatment, which was calculated at 5% while the general income tax rate was calculated at 25%, which pushed down the effective tax rate below 25% for the Relevant Period.

Profit for the Period

As a result of the aforementioned changes in the Group's financial conditions, the Group's profit for the Period decreased by approximately 25.3% from approximately RMB94.7 million for the six months ended June 30, 2025 to approximately RMB70.7 million for the six months ended June 30, 2026. The decrease in profit was mainly due to the gross profit contribution decreased by RMB44.6 million as gross profit for the Relevant Period decreased from RMB259.2 million for the six months ended June 30, 2025 to RMB214.6 million. This was mainly due to (i) the Company's increased focus on project quality and its proactive termination of projects with low efficiency and poor payment collection; (ii) the decrease in gross profit margin for commercial and enterprise environmental sanitation services resulting from increased market competition; and (iii) significant decrease in services for developers, resulting in a year-on-year decrease in gross profit and gross profit margin.

Profit attributable to owners of the Company

Profit attributable to owners of the Company amounted to approximately RMB70.0 million for the six months ended June 30, 2026, representing a decrease of approximately 21.7% from approximately RMB89.4 million for the corresponding period in 2025.

Fixed assets, right-of-use assets and long-term prepaid expenses

The Group's fixed assets, right-of-use assets and long-term prepaid expenses comprise office equipment, operating equipment, vehicles, leasehold improvements and right-of-use assets. As of December 31, 2025 and June 30, 2026, the Group's fixed assets, right-of-use assets and long-term prepaid expenses amounted to approximately RMB47.9 million and RMB38.1 million, respectively. The decrease of RMB9.8 million in the Group's property, plant and equipment during the six months ended June 30, 2026 was primarily attributable to amortized amount of depreciation of assets during the Relevant Period.

Investment properties

The Group's investment properties represent car parks and retail units held to earn rentals and for capital appreciation. Its investment properties decreased from approximately RMB68.7 million as of December 31, 2025 to approximately RMB65.5 million as of June 30, 2026, primarily due to the disposal of parking spaces.

Intangible assets

The Group's intangible assets mainly include computer software. The Group's intangible assets decreased from approximately RMB6.3 million as of December 31, 2025 to approximately RMB5.8 million as of June 30, 2026, mainly due to the amortization of intangible assets during the Period.

Inventories

The Group's inventories consist mainly of raw materials, convenience store merchandise, revolving materials, low-value consumables, and parking spaces acquired from debt settlement arrangement. The Group's inventories increased from approximately RMB741.6 million as of December 31, 2025 to approximately RMB784.3 million as of June 30, 2026, which remained relatively stable. The inventories of the Group, including parking spaces and storage rooms acquired from debt settlement arrangement, are subject to significant volatility in real estate regional markets with respect to their realisability. The Group has conducted a prudent assessment of the related risks and currently anticipates forming a dedicated team to actively dispose of such assets; however, there can be no assurance as to the timing and price of such disposals. Should the market continue to deteriorate, further impairment provisions may be required.

Accounts and other receivables and prepayments

The Group's accounts and other receivables and prepayments comprise accounts receivables, notes receivable, finance lease receivables, other receivables and prepayments to suppliers. As of June 30, 2026, the Group's accounts and other receivables and prepayments amounted to approximately RMB2,692.1 million, representing an increase of approximately 4.5% from approximately RMB2,575.4 million as of December 31, 2025.

The Group's accounts receivables mainly arise from the services provided under the Group's community services, commercial services, urban services and peripheral services. As of June 30, 2026, the Group's accounts receivables amounted to approximately RMB2,026.7 million, representing an increase of approximately 3.8% from approximately RMB1,952.4 million as of December 31, 2025, which was primarily attributable to the seasonal factors affecting the collection of property charges from property owners, as well as the tightening of fiscal expenditures by owners of commercial and corporate services and urban services.

As of June 30, 2026, the Group recorded long-term finance lease receivables in the amount of approximately RMB0.3 million, primarily resulting from the finance lease agreements it entered into for sub-leasing certain car parks and retail units.

The Group's other receivables primarily consist of interest receivable, provisional payments, payments made on behalf of property owners and residents related to utility fees, collaboration deposits, tender deposits and advances to employees. As of June 30, 2026, the Group's other receivables amounted to approximately RMB530.0 million, representing an increase of approximately 12.7% as compared with that of approximately RMB470.4 million as of December 31, 2025, primarily due to the reclassification of long-aged prepayments to other receivables during the current year.

As of June 30, 2026, the Group's prepayments amounted to approximately RMB134.3 million, representing an decrease of approximately 8.6% as compared with that of approximately RMB146.9 million as of December 31, 2025.

Accounts and other payables

The Group's accounts and other payables comprise accounts payables, other payables, staff remuneration payables and taxes payables. As of June 30, 2026, the Group's accounts and other payables amounted to approximately RMB1,499.2 million, representing an increase of approximately 4.4% from approximately RMB1,435.9 million as of December 31, 2025.

The Group's accounts payables primarily represent its obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers, including purchase of materials. As of June 30, 2026, the Group's accounts payables amounted to approximately RMB750.9 million, representing an increase of approximately 4.4% from approximately RMB719.2 million as of December 31, 2025.

The Group's other payables mainly represent deposits from property owners or residents and suppliers, maintenance funds for the properties under the Group's management, cash collected on behalf of property developers and owners, utility fees paid on behalf of property owners and residents. As of June 30, 2026, the Group's other payables amounted to approximately RMB497.7 million, representing an increase of approximately 1.6% from approximately RMB490.1 million as of December 31, 2025, with minimal fluctuations.

As at June 30, 2026, the Group's staff remuneration payables was approximately RMB135.0 million, representing an increase of approximately 5.9% as compared with that of approximately RMB127.5 million as at December 31, 2025. This was primarily due to the routine provisions for remuneration and the timing differences in payment cycles relating to operating activities.

Working capital

The Group continues to meet the needs for its working capital, capital expenditure and other capital needs with cash generated from operations and proceeds from the Listing.

Net current assets

As of June 30, 2026, the Group's net current assets amounted to approximately RMB2,019.8 million (December 31, 2025: approximately RMB1,948.3 million). The Group's total current assets increased by approximately 3.0% from approximately RMB3,916.9 million as of December 31, 2025 to approximately RMB4,035.7 million as of June 30, 2026. The Group's total current liabilities increased by approximately 2.4% from approximately RMB1,968.6 million as of December 31, 2025 to approximately RMB2,015.9 million as of June 30, 2026.

Cash and cash equivalents

As at June 30, 2026, the Group's cash and cash equivalents (excluding restricted bank deposits) amounted to approximately RMB456.8 million, representing a decrease of approximately 10.2% from approximately RMB508.7 million as at December 31, 2025, which was mainly attributable to the increase in costs for purchasing materials and salaries for employees due to the expansion of the Company's scale and the investment in new business during the Relevant Period, resulting in a decrease in the overall net cash flow from operations.

Indebtedness

As at June 30, 2026, the Group had outstanding bank loans totaling RMB3.0 million (December 31, 2025: RMB3.0 million) which shall be repaid in September 2026.

Pledge of assets

As of June 30, 2026, the Group did not have any pledged assets (December 31, 2025: nil).

Financial risks

The Group's activities are exposed to a variety of financial risks: foreign exchange risk, credit risk and liquidity risk. The Group's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

Foreign exchange risk

The Group's businesses are principally conducted in RMB. As at June 30, 2026, bank balances totaled HK$0.27 million, equivalent to RMB0.23 million. Fluctuation of the exchange rates of RMB against HK$ have immaterial impact on the Group's results of operations.

Currently, the Group does not implement any foreign currency hedging policy, but the management of the Group will closely monitor the exposure to any exchange rates and consider the use of hedging instruments if necessary.

Credit risk

The Group is exposed to credit risk in relation to its accounts and other receivables, contract assets, cash deposits at banks and financial assets at fair value through profit or loss. The carrying amounts of accounts and other receivables, cash and cash equivalents and financial assets at FVPL represent the Group's maximum exposure to credit risk in relation to financial assets.

The Group expects that there is no significant credit risk associated with cash deposits at banks as they are substantially deposited at banks of high credit ratings. Management expects that there will be no significant losses from non-performance by these counterparties.

The Group expects that there is no significant credit risk associated with financial assets at fair value through profit or loss as the Group furnishes investment mandates to commercial banks, and these mandates require them to invest in wealth management products with high market credit rating, liquidity and stable return. Management expects that there will be no significant losses from non-performance by these counterparties.

The Group has assessed that given the current financial position and previous credit history of the related parties, the Group has fully considered bad debts and impairment provisions on the carrying value of accounts and note receivables and contract assets from related parties. Apart from accounts receivables and contract assets due from related parties, the Group has a large number of customers and there was no concentration of credit risk. In the event that the Group is unable to collect the receivables from related parties, the Group will intend to take various measures including but not limited to realise assets to offset debts (including residences, shops, parking spaces, apartments).

The Group has fully considered bad debts provisions on the carrying value of other receivables from related parties. The Group has assessed that the expected credit loss rate for the amounts due from these entities are immaterial under the 12 months ECL method and considered them to have low credit risk, and thus the loss allowance is immaterial. Going forward, the Group will make periodic collective assessments as well as individual assessments on the recoverability of other receivables based on historical settlement records and past experience.

Liquidity risk

To manage the liquidity risk, the Group monitors and maintains an adequate level of cash and cash equivalents to finance the Group's operations and mitigate the effects of fluctuations in cash flows.

CONTINGENT LIABILITIES AND LITIGATIONS

As of June 30, 2026, the Group did not have any material contingent liabilities and litigations (December 31, 2025: nil).

COMMITMENTS

As of June 30, 2026, the lease commitment of the Group as a lessee amounted to approximately RMB6.3 million (December 31, 2025: approximately RMB14.5 million).

KEY FINANCIAL RATIOS

As of June 30, 2026, the current ratio was 2.00 (December 31, 2025: approximately 1.99) and its liabilities to assets ratio was approximately 45.8% (December 31, 2025: approximately 45.9%).

Current ratio is calculated based on the total current assets divided by the total current liabilities as of the respective dates and multiplied by 100%.

Liabilities to assets ratio or gearing ratio is calculated based on total liabilities, which represent the sum of current liabilities and non-current liabilities, divided by total assets, which represent the sum of current assets and non-current assets, as at the respective dates and multiplied by 100%.

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

Save as disclosed above, there were no other significant investments held, no material acquisitions or disposals of subsidiaries, associates and joint ventures, during the six months ended June 30, 2026.

FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

The Group had not executed any agreement in respect of material investment or capital asset and did not have any other plans relating to material investment or capital asset as at the date of this announcement. Nonetheless, if any potential investment opportunity arises in the coming future, the Company will perform feasibility studies and prepare implementation plans to consider whether it is beneficial to the Company and the shareholders of the Company ("**the "Shareholders**") as a whole. The potential investment opportunity will be funded by internal resources, including the net proceeds from the Listing.

PROCEEDS FROM LISTING

H shares of the Company were listed on the Main Board of the Stock Exchange on January 15, 2021, with 94,000,000 new H Shares allotted and issued. The net proceeds from the Listing amounted to approximately HK$1,168 million. Having considered the change in the market conditions and the business needs of the Group since the Listing, on June 16, 2023, the Board has resolved to change (the "**Change**") the use of the net proceeds such that the unutilized net proceeds in the amounts of approximately HK$385.4 million from "strategic acquisitions and investments in property management companies" under "business expansion" will be re-allocated to: (i) fund the strategic acquisitions and investments in target companies engaging in environmental sanitation, medical beauty and tourism and accommodation totalled of approximately HK$151.8 million; (ii) allow a further allocation of approximately HK$58.4 million to "further diversify the Group's community value-added service offerings to cover housekeeping services, community elderly care and healthcare service" under "enrich community value-added service offerings" and expand the coverage to also include "agricultural and sideline products and breeding and decoration services"; and (iii) allow a further allocation of approximately HK$175.2 million to be used for "working capital and other general corporate purposes". Upon completion of the Change, the relevant proceeds will be utilized in the following manner:

- Approximately 40.0% will be used to pursue selective strategic investment and acquisition opportunities to further expand business scale and geographic coverage and broaden service offerings;

- Approximately 20.0% will be used to enrich the Group's community value-added service offerings;

- Approximately 15.0% will be used to upgrade the Group's information technology infrastructure and promote smart community management;

- Approximately 25.0% will be used for general business purposes and working capital.

Further details on the utilisation of the net proceeds for the six months ended June 30, 2026 will be disclosed in the interim report of the Company for the six months ended June 30, 2026.

EMPLOYEES AND REMUNERATION POLICY

Human resources have always been the most valuable resource of the Group. As of June 30, 2026, the Group had a total of 6,500 full-time employees. During the six months ended June 30, 2026, the staff costs recognized as expenses of the Group amounted to approximately RMB310.82 million (six months ended June 30, 2025: approximately RMB350.75 million).

The Group has established a competitive incentive and performance assessment system, providing equity incentives and performance-based salaries and bonuses. The Group provides incentives based on the evaluation of employees' performance in a number of areas, such as business development, value-added services, basic service quality and overall performance. The Group provides incentives on a combination of monthly, quarterly, annual and short, medium and long-term basis, and on regular and matter-specific basis, to motivate the employees trainings to cater. According to the relevant PRC laws and regulations, the Group makes performance to social insurance funds, including pension fund, medical insurance, unemployment insurance, work-related injury insurance, and maternity insurance, and housing provident fund for the benefit of the PRC employees.

The Group focuses on cultivating talents, continuously establishes and optimizes a hierarchical talent cultivation system and provides different systematic trainings to cater to individual needs. The Group provides senior management with training on improvement of post-listing management and operational awareness, mid-level management with training on risk prevention and new business development empowerment, project managers with training on service professionalism and standardized operation, reserve team trainees with training on improvement of basic-level management and professional skills etc., empowering talent development. During the Period, the Group organized approximately 765 training sessions, covering nearly 22,107 attendees.

SIGNIFICANT EVENTS AFTER THE RELEVANT PERIOD

There have not been any significant events taken place that have a material impact on the Group from June 30, 2026 and up to the date of this announcement.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of the Shareholders and to enhance corporate value and accountability system. The Company has adopted the code provisions of the Corporate Governance Code (the "**CG Code**") contained in Part 2 of Appendix C1 to the Rules Governing the Listing of Securities (the "**Listing Rules**") on the Stock Exchange and other applicable legal and regulatory requirements so as to maintain a high standard of corporate governance of the Company.

To the best knowledge of the Directors, the Company complied with all applicable code provisions under the CG Code during the Relevant Period.

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS AND RELEVANT EMPLOYEES

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 to the Listing Rules as the code of conduct regarding securities transactions by its Directors, and relevant employees who may have access to unpublished inside information of the Company (the "**Securities Dealing Code**"). The Company has made specific enquiries with all the Directors and relevant employees on whether they have complied with the required standard as set out in the Model Code for the Relevant Period and all the Directors and relevant employees confirmed that they have complied with the Model Code and the Securities Dealing Code during the six months ended June 30, 2026.

No incident of non-compliance was found by the Company during the Relevant Period. Relevant employees who are likely to be in possession of inside information of the Group are also subject to compliance with the Securities Dealing Code and written guidelines on no less exacting terms than the Model Code.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

For the Relevant Period, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities. As at June 30, 2026, the Company did not hold any treasury shares.

AUDIT COMMITTEE

The Board has established an audit committee (the "**Audit Committee**") with written terms of reference in compliance with the CG Code. The primary duties of the Audit Committee are to review and monitor the financial reporting, risk management and internal control systems of the Company, and assist the Board to fulfill its responsibility over the audit. The Audit Committee consists of three members, namely Mr. Xu Shaohong Alex, Mr. Zhang Wenge and Mr. Jin Wenhui. The chairman of the Audit Committee is Mr. Xu Shaohong Alex, while Mr. Jin Wenhui, a member of Audit Committee, who holds appropriate accounting qualification.

The Audit Committee has discussed with the management of the Company and reviewed the interim results of the Group for the six months ended June 30, 2026 together with the accounting standards and practices adopted by the Group. The Audit Committee has agreed with the management of the Company on the interim results of the Group for the six months ended June 30, 2026.

INTERIM DIVIDEND

The Board does not recommend the payment of an interim dividend for the six months ended June 30, 2026 (2025 interim dividend: Nil).

PUBLICATION OF THE INTERIM RESULTS AND THE 2026 INTERIM REPORT

This announcement is published on the website of the Stock Exchange at www.hkexnews.hk as well as the website of the Company at www.roiserv.com. An interim report of the Company containing all the information required under the Listing Rules will be dispatched to the Shareholders (upon request) and published on the websites of the Stock Exchange and the Company in due course.

By Order of the Board
Roiserv Lifestyle Services Co., Ltd.
Wu Qiuyun
Chairman and executive Director

Langfang, the PRC, August 28, 2026

As at the date of this announcement, the executive Directors are Mr. Wu Qiuyun, Ms. Liu Hongxia and Mr. Long Xiaokang; the non-executive Director is Mr. Zhang Wenge; and the independent non-executive Directors are Mr. Jin Wenhui, Mr. Xu Shaohong Alex and Mr. Tang Yishu.

Any discrepancy in any table between totals and sums of individual amounts listed in any table are due to rounding. Accordingly, figures shown as totals in certain tables may not be an arithmetic aggregation of the figures preceding them.