易居企业集团

E-House (China) Enterprise Holdings Limited
易居(中國)企業控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2048)

INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2026 AND RESIGNATION OF EXECUTIVE DIRECTOR

The board (the "**Board**") of directors (the "**Directors**") of E-House (China) Enterprise Holdings Limited (the "**Company**") is pleased to announce the unaudited consolidated results of the Company, its subsidiaries and consolidated affiliated entities (collectively, the "**Group**") for the six months ended 30 June 2026 (the "**Reporting Period**"). These interim results have been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting".

In this announcement, "we", "us", and "our" refer to the Company and where the context otherwise requires, the Group.

BUSINESS REVIEW AND OUTLOOK

In the first half of 2026, China's real estate market showed no clear signs of a structural turnaround. New residential sales area and real estate investment decreased by 11.6% and 18.0% year-on-year, respectively. While certain cities have seen prices edge up, a nationwide reversal of the downward trend has yet to materialize.

In this challenging environment, the Group continued to focus on cost reduction and cash flow. While we recorded a net profit of RMB245.9 million for the six months ended 30 June 2026 largely as a result of gains from the termination of certain VIE arrangements announced earlier in 2026, the more significant result is positive cash flow from operating activities of RMB14.5 million. Furthermore, all of our main business units were profitable except for real estate brokerage network services, which we have begun the process of closing down. This is the result of effective cost control, which we will continue to implement.

The Company achieved an important milestone on the restructuring of its offshore debts. As disclosed in previous announcements, the restructuring of the offshore debts is to be implemented via a Cayman scheme of arrangement and a Hong Kong scheme of arrangement (the "**Schemes**"). A meeting of scheme creditors was duly convened on 27 August 2026 in both Hong Kong and Cayman Islands, at which scheme creditors voted overwhelmingly to support the Schemes, with 97.8% by value and 95.5% by number of those present and voting in favour, so the Company was able to secure the requisite majorities for the Schemes. The Schemes are subject to sanction by the Hong Kong High Court and the Cayman Grand Court, respectively; and the Hong Kong Scheme Sanction Hearing and the Cayman Scheme Sanction Hearing are scheduled for 11 September 2026 and 9 October 2026, respectively. The Company will continue to work tirelessly toward a successful and timely completion of the debt restructuring.

Besides effective cost control and debt restructuring, the Group has continued its efforts to innovate amid the challenging real estate industry environment. Since 2025, we have participated in the development of Deeplink, the first vertical AI model and AI original product ecosystem dedicated to the real estate sector. Leveraging our twenty years of experience and expertise behind our industry-leading CRIC system(1), Deeplink has achieved early success and recognition within the industry. Going forward, we plan to push for tighter integration between CRIC and Deeplink and make "AI + Real Estate" the core of our new growth strategy. By building the new brand "CRIC-Deeplink", we aim to take advantage of the new opportunities the AI era offers and achieve the strategic transformation of becoming the leading AI infrastructure and solution provider for China's real estate industry. We plan to initiate appropriate organizational restructuring to make our operation compatible with the AI oriented business environment, strengthen our ability to offer intelligent products and services the vertical sector, and support for our clients in their AI transition.

(1) CRIC system is a series of proprietary real estate databases and analysis systems developed and owned by the Group.

FINANCIAL INFORMATION

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE SIX MONTHS ENDED 30 JUNE 2026

		For the six months ended 30 June	
	Notes	**2026**	2025
		RMB'000	*RMB'000*
		(unaudited)	(unaudited)
Revenue	*5*	**813,077**	1,261,418
Staff costs		**(94,358)**	(201,973)
Advertising and promotion expenses		**(607,110)**	(731,276)
Rental expenses for short-term leases and low-value assets leases		**(13,172)**	(15,708)
Depreciation and amortisation expenses		**(42,477)**	(50,877)
(Loss allowance)/reversal of loss allowance on financial assets subject to expected credit loss ("**ECL**"), net of reversal	*14*	**(105,969)**	16,929
Consultancy expenses		**(43,350)**	(29,934)
Distribution expenses		**(793)**	(172,165)
Other operating costs		**(69,160)**	(125,755)
Other income	*7*	**6,308**	6,700
Other gains and losses	*9*	**645,229**	(11,550)
Other expenses		**(2,388)**	(7,691)
Share of results of associates		**(4,461)**	(361)
Finance costs		**(230,957)**	(240,983)
Profit/(loss) before taxation		**250,419**	(303,226)
Income tax expense	*8*	**(4,471)**	(1,605)
Profit/(loss) for the period	*9*	**245,948**	(304,831)
Other comprehensive income/(expense) for the period			
Items that may be reclassified subsequently to profit or loss:			
Fair value changes on receivables measured at FVTOCI		**(51,682)**	9,748
Net changes in ECL of receivables measured at FVTOCI		**51,682**	(9,748)
Exchange differences arising on translation of foreign operations		**(18,412)**	(608)
Other comprehensive expense for the period, net of income tax		**(18,412)**	(608)
Total comprehensive income/(expense) for the period		**227,536**	(305,439)

	Notes	For the six months ended 30 June	
		2026	2025
		RMB'000	*RMB'000*
		(unaudited)	(unaudited)
Profit/(loss) for the period attributable to:			
– Owners of the Company		**45,245**	(298,172)
– Non-controlling interests		**200,703**	(6,659)
		245,948	(304,831)
Total comprehensive income/(expense) for the period			
– Owners of the Company		**28,820**	(298,714)
– Non-controlling interests		**198,716**	(6,725)
		227,536	(305,439)
Earnings/(loss) per share			
– Basic (RMB cents)	*11*	**2.59**	(17.05)
– Diluted (RMB cents)		**2.59**	(17.05)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AT 30 JUNE 2026

	Notes	**30 June 2026** ***RMB'000*** **(unaudited)**	31 Dec 2025 *RMB'000* (audited)
Non-current assets			
Property and equipment		**600,059**	635,305
Right-of-use assets		**64,750**	81,480
Investment properties		**617**	627
Intangible assets		**7,641**	8,846
Interests in associates		**71,248**	73,709
Amounts due from related parties		**47**	47
Other non-current assets		**21,503**	17,918
		765,865	817,932
Current assets			
Accounts receivables and bills receivables	*12*	**310**	9,984
Other receivables		**125,923**	235,603
Amounts due from related parties		**28,149**	21,248
Receivables at FVTOCI	*13*		
– accounts receivables and bills receivables		**55,610**	72,589
– amounts due from related parties – accounts receivables		**54,646**	81,973
Financial assets at fair value through profit or loss ("**FVTPL**")		**17,296**	18,299
Restricted bank balances		**4,957**	17,475
Cash and cash equivalents		**162,338**	186,654
		449,229	643,825
Current liabilities			
Accounts payables	*15*	**516,107**	746,048
Advance from customers		**332,942**	396,792
Accrued payroll and welfare expenses		**87,664**	137,849
Other payables		**2,184,421**	2,100,416
Contract liabilities		**52,999**	104,731
Tax payables		**932,117**	932,052
Amounts due to related parties		**284,141**	251,646
Bank borrowings		**173,000**	52,000
Other borrowings		**4,073,545**	4,203,156
Note payable		**896,312**	932,012
Lease liabilities		**15,470**	15,253
		9,548,718	9,871,955

	Notes	**30 June 2026**	31 Dec 2025
		RMB'000	*RMB'000*
		(unaudited)	(audited)
Net current liabilities		**(9,099,489)**	(9,228,130)
Total assets less current liabilities		**(8,333,624)**	(8,410,198)
Non-current liabilities			
Bank borrowings		**–**	146,000
Lease liabilities		**12,215**	14,237
		12,215	160,237
NET LIABILITIES		**(8,345,839)**	(8,570,435)
EQUITY			
Share capital		**116**	116
Share premium		**6,148,273**	6,148,273
Reserves		**(14,550,670)**	(14,579,490)
Equity attributable to owners of the Company		**(8,402,281)**	(8,431,101)
Non-controlling interests		**56,442**	(139,334)
TOTAL EQUITY		**(8,345,839)**	(8,570,435)

1. GENERAL INFORMATION

E-House (China) Enterprise Holdings Limited (the "Company") was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law of the Cayman Islands on 22 February 2010. The Company's shares have been listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") on 20 July 2018. The addresses of the Company's registered office and the principal place of business are PO Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands and 11/F, Yinli Building, 788 Guangzhong Road, Jing'an District, Shanghai 200072, the People's Republic of China (the "PRC"), respectively.

The Company and its subsidiaries offer a wide range of services to the real estate industry, including real estate agency services in the primary market, real estate data and consulting services, real estate brokerage network services and digital marketing services in the PRC.

These condensed consolidated financial statements are presented in Renminbi ("RMB"), which is also the functional currency of the Company.

2. BASIS OF PREPARATION

These condensed consolidated financial statements for the six months ended 30 June 2026 have been prepared in accordance with International Accounting Standard 34 "Interim Financial Reporting" issued by the International Accounting Standards Board ("IASB") and the applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

These condensed consolidated financial statements should be read in conjunction with the 2025 annual financial statements. The accounting policies and methods of computation used in the preparation of these condensed consolidated financial statements are consistent with those used in the annual financial statements for the year ended 31 December 2025.

Going concern basis

As at 30 June 2026, the Group had net current liabilities and net liabilities of approximately RMB9,099,489,000 and approximately RMB8,345,839,000, respectively. These conditions indicate the existence of a material uncertainty which may cast significant doubt on the Group's ability to continue as a going concern. Therefore, the Group may be unable to realise its assets and discharge its liabilities in the normal course of business.

In order to improve the Group's financial position, to provide liquidity and cash flows and sustain the Group as a going concern, the Group has been implementing a number of measures, including but not limited to:

(i) The Company will continue its efforts to complete the debt restructuring plan this year, after the restructuring schemes were approved by the requisite majorities of creditors at the scheme meeting on 27 August 2026. The next major steps will be court hearing to sanction the HK Scheme held on 11 September 2026 at the High Court of the Hong Kong Special Administrative Region and the Cayman Scheme held on 9 October 2026 at the Cayman Court;

(ii) The Group shall continue to implement measures aiming at improving the working capital and cash flows of the Group, including but not limited to the implementation of cost-saving measures to maintain adequate cash flows for the Group's operations;

(iii) The Group is also seeking opportunity to dispose Tangchao Grand Hotel to finance the Group's operation; and

(iv) The directors have carried out a detailed review of the cash flow forecast of the Group prepared by the management of the Company covered a period of not less than twelve months from 30 June 2026, after taking into account the impact of the above-mentioned plans and measures. Accordingly, the directors believe that the Group will have sufficient cash resources to satisfy its future working capital and other financing requirements as and when they fall due in the next twelve months from 30 June 2026.

The directors of the Company are therefore of the opinion that it is appropriate to prepare the condensed consolidated financial statements on a going concern basis. Should the Group be unable to continue as a going concern, adjustments would have to be made to the condensed consolidated financial statements to adjust the value of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise and to reclassify non-current assets and liabilities as current assets and liabilities, respectively.

3. APPLICATION OF NEW AND REVISED IFRS ACCOUNTING STANDARDS

In the current period, the Group has adopted all the new and revised IFRS Accounting Standards issued by the IASB that are relevant to its operations and effective for its accounting period beginning on 1 January 2026. IFRS Accounting Standards comprise International Financial Reporting Standards ("IFRS"); International Accounting Standards ("IAS"); and Interpretations. The adoption of these new and revised IFRS Accounting Standards did not result in significant changes to the Group's accounting policies, presentation of the Group's condensed consolidated financial statements and amounts reported for the current period and prior periods.

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

4. KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, the management of the Group is required to make judgements, estimates and assumptions about the carrying amounts of assets that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and further periods. The following is the management's latest estimation uncertainty in this interim period.

Loss allowance for ECL on accounts receivables, bills receivables and amounts due from related parties – accounts receivables (including those carried at amortised cost and FVTOCI) ("Trade Related Balances")

Trade Related Balances with good credit rating (strategic type customers), high credit risk (normal risk type customers – credit-impaired or high risk type customers) or debtors with significant outstanding balances are assessed for ECL individually, and the remaining (normal risk type customers – not credit-impaired) is estimated collectively using the provision matrix, based on historical settlement pattern, past default experience of the debtor, general economic conditions of the industry in which the debtors operate and an assessment of both the current as well as the forecast direction of conditions at the reporting date.

The assessment of the credit risk of the Trade Related Balances involves high degree of estimation and uncertainty. When the actual future cash flows are more than expected, a material reversal of loss allowance for ECL may arise. However, when the actual future cash flows are less than expected, a material impairment loss for ECL may arise, the credit risk of the customer might be assessed as credit-impaired, and it might further affect the revenue recognition and/or measurement, resulting in a material reduction to the amount of revenue.

During the reporting period, the Group identified a significant amount of Trade Related Balances due from certain property developer customer had become overdue. Based on the facts and circumstances currently available, the credit risk of certain property developer customer is assessed to be increased significantly at the end of reporting period.

Although the credit risk of certain property developer customer as at 30 June 2026 has been assessed as increased significantly and a significant amount of ECL has been recognised in the current interim period, in the near future, if any one or more events arisen from certain property developer customer that might have a detrimental impact on the estimated future cash flows of the Trade Related Balances will have occurred, its respective outstanding Trade Related Balances might then result in a significant amount of additional ECL to be recognised in profit or loss at that time. In addition, if the Group continues providing future services to certain property developer customer, a material uncertainty might arise in assessing the Group's probability to collect the consideration, it might also affect the revenue recognition and/or measurement.

The Group, with the engagement of a firm of independent professional valuers, performed ongoing assessment on the ECL at the end of each reporting period or upon a significant change in the circumstances affecting the credit quality of its customers.

As at 30 June 2026, the fair value of the Group's receivables at FVTOCI amounted to RMB110,256,000, which included with ECL amounting to RMB6,377,722,000 (31 December 2025: RMB154,562,000, which included with ECL amounting to RMB6,326,040,000) as disclosed in note 13 and the carrying amount of the Group's accounts receivables, bill receivables and amounts due from related parties – accounts receivables carried at amortised cost amounted to RMB9,419,000 net of loss allowance for ECL amounted to RMB18,503,000 (31 December 2025: RMB10,920,000, net of loss allowance for ECL amounted to RMB684,281,000), to these condensed consolidated financial statements.

5. REVENUE

The Group derives its revenue from (1) real estate agency services in the primary market, (2) real estate data and consulting services, (3) real estate brokerage network services, (4) digital marketing services and (5) others. This is consistent with the revenue information that is disclosed for each operating and reportable segment under IFRS 8:

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Real estate agency services in the primary market, recognised at a point in time	**32,556**	68,590
Real estate data and consulting services		
– consulting services, recognised at a point in time	**44,391**	101,222
– data services, recognised over time	**30,316**	44,506
	74,708	145,728
Real estate brokerage network services		
– distribution business in the primary market, recognised at a point in time	**677**	173,702
– other services, recognised at a point in time	**754**	10,802
	1,431	184,504
Digital marketing services		
– E-commerce, recognised at a point in time	**648,707**	706,798
– Online advertising services, recognised over time on a gross basis	**45,751**	143,929
	694,458	850,727
Others		
– Other service, recognised at a point in time	**9,925**	11,869
	813,077	1,261,418

6. SEGMENT INFORMATION

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

Six months ended 30 June 2026 (unaudited)

	Real estate agency services in the primary market *RMB'000*	**Real estate data and consulting services** *RMB'000*	**Real estate brokerage network services** *RMB'000*	**Digital Marketing services** *RMB'000*	**Others** *RMB'000*	**Elimination** *RMB'000*	**Total** *RMB'000*
Revenue							
External sales	**32,556**	**74,707**	**1,431**	**694,458**	**9,925**	**–**	**813,077**
Inter-segment sales	**–**	**–**	**14,290**	**–**	**32,712**	**(47,002)**	**–**
Total	**32,556**	**74,707**	**15,721**	**694,458**	**42,637**	**(47,002)**	**813,077**
SEGMENT PROFIT/(LOSS)	**4,217**	**18,963**	**(136,906)**	**23,204**	**(4,171)**	**–**	**(94,693)**
Unallocated expenses							**(56,484)**
Unallocated net exchange gain							**194,465**
Net gain on termination of Variable Interest Entities ("VIE") arrangements							**443,287**
Unallocated net fair value loss on financial assets at FVTPL							**(1,003)**
Share of results of associates							**(4,461)**
Bank interest income							**265**
Finance costs							**(230,957)**
Profit before taxation							**250,419**

Six months ended 30 June 2025 (unaudited)

	Real estate agency services in the primary market *RMB'000*	Real estate data and consulting services *RMB'000*	Real estate brokerage network services *RMB'000*	Digital Marketing services *RMB'000*	Others *RMB'000*	Elimination *RMB'000*	Total *RMB'000*
Revenue							
External sales	68,590	145,728	184,504	850,727	11,869	–	1,261,418
Inter-segment sales	236	–	–	11,521	887	(12,644)	–
Total	68,826	145,728	184,504	862,248	12,756	(12,644)	1,261,418
SEGMENT PROFIT/LOSS	6,393	20,640	1,494	861	(39,061)	–	(9,673)
Unallocated expenses							(48,555)
Unallocated net exchange gain							20,820
Unallocated net fair value loss on financial assets at FVTPL							(25,202)
Share of results of associates							(361)
Bank interest income							728
Finance costs							(240,983)
Loss before taxation							(303,226)

The accounting policies of the operating segments are the same as the Group's accounting policies as those presented in the Group's annual financial statements for the year ended 31 December 2025. Segment loss represents the loss incurred and profit earned by each segment without allocation of unallocated expenses, unallocated net exchange gain, net gain on termination of VIE arrangements, unallocated net fair value loss on financial assets at FVTPL, share of results of associates, bank interest income, and finance costs. This is the measure reported to the chief operating decision maker (the "CODM") for the purpose of resource allocation and performance assessment.

No segment assets and liabilities information is provided as no such information is regularly provided to the CODM of the Group on making decision for resources allocation and performance assessment.

7. OTHER INCOME

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Bank and other interest income	**265**	728
Government grants *(note)*	**2,166**	1,517
Rental income	**3,624**	3,686
Others	**253**	769
	6,308	6,700

Note:
The amount represents government grants received from various PRC government authorities in connection with the enterprise development support, fiscal subsidy and various tax incentives, which had no conditions imposed by the respective PRC government authorities.

8. INCOME TAX EXPENSE

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
PRC Enterprise Income Tax ("EIT")		
Current tax	**4,471**	1,613
Deferred tax credit	**–**	(8)
	4,471	1,605

9. PROFIT/(LOSS) FOR THE PERIOD

Profit/(loss) for the period has been arrived at after charging/(crediting):

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Depreciation of property and equipment	**29,106**	35,797
Depreciation of right-of-use assets	**12,156**	13,598
Depreciation of investment properties	**10**	232
Amortisation of intangible assets	**1,205**	1,250
Total depreciation and amortisation	**42,477**	50,877
Amounts included in other gains and losses		
Net fair value loss on financial assets at FVTPL	**1,003**	25,202
Net gain on de-registration of subsidiaries	**–**	(6,526)
Net gain on termination of VIE arrangements	**(443,287)**	–
Net exchange gain	**(206,609)**	(23,564)
Net loss on disposal of property and equipment	**2,812**	7,367
Net loss on disposal of investment properties	**852**	15,353
Net gain on termination of right-of-use assets and lease liabilities	**–**	(6,282)
Net (gains)/losses	**(645,229)**	11,550

10. DIVIDENDS

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

11. EARNINGS/(LOSS) PER SHARE

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

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Profit/(loss):		
Profit/(loss) for the period attributable to owners of the Company for the purpose of basic earnings/(loss) per share	**45,245**	(298,172)

	2026	2025
	'000	*'000*
	(unaudited)	(unaudited)
Number of shares:		
Weighted average number of ordinary shares for the purpose of basic earnings/(loss) per share	**1,749,060**	1,749,060

12. ACCOUNTS RECEIVABLES AND BILLS RECEIVABLES

	At 30 June 2026	At 31 December 2025
	RMB'000	*RMB'000*
	(unaudited)	(audited)
Accounts receivables and bills receivables measured at amortised cost	**18,813**	531,312
Less: Loss allowance for accounts receivables and bills receivables measured at amortised cost	**(18,503)**	(521,328)
Total accounts receivables and bills receivables measured at amortised cost	**310**	9,984

The Group allows all of its customers a credit period of 90 days upon satisfaction of the terms and conditions of the relevant agreements and relevant invoices have been issued.

The following is an aged analysis of accounts receivables, net of loss allowance, presented based on the dates of rendering the services for the digital marketing service at the end of the reporting period, which approximated the respective revenue recognition dates:

	At 30 June 2026	At 31 December 2025
	RMB'000	*RMB'000*
	(unaudited)	(audited)
Over 1 year	**310**	9,984

13. RECEIVABLES AT FVTOCI

	At 30 June 2026	At 31 December 2025
	RMB'000	*RMB'000*
	(unaudited)	(audited)
Receivables at FVTOCI comprise:		
– Accounts receivables	**55,578**	72,549
– Bills receivables	**32**	40
– Amounts due from related parties – accounts receivables	**54,646**	81,973
	110,256	154,562

Note:

As at 30 June 2026, the gross contractual amount of account receivables, bills receivables and amounts due from related parties – accounts receivables amounted to RMB3,355,108,000, RMB1,296,333,000 and RMB1,836,537,000 (31 December 2025: RMB3,338,240,000, RMB1,296,343,000 and RMB1,846,019,000), respectively. The difference between the fair value and the gross contractual amount mainly arose from the ECL impact. Included in the fair values of the account receivables, bills receivables and amounts due from related parties – accounts receivables were with ECL amounted to RMB3,299,530,000, RMB1,296,301,000 and RMB1,781,891,000 (31 December 2025: RMB3,265,691,000, RMB1,296,303,000 and RMB1,764,046,000), respectively.

The Group allows all of its customers a credit period of 30 days upon satisfaction of the terms and conditions of the relevant agreements and relevant invoices have been issued.

The following is an aged analysis of the fair value of the Group's accounts receivables at FVTOCI (including both amounts due from independent third parties and related parties), presented based on the dates of rendering the services or the dates when the sales target for higher commission was achieved for the real estate agency service in the primary market at the end of the reporting period, which approximated the respective revenue recognition dates:

	At 30 June 2026	At 31 December 2025
	RMB'000	*RMB'000*
	(unaudited)	(audited)
Within 1 year	**16,253**	76,348
1 – 2 years	**31,387**	45,190
Over 2 years	**62,584**	32,984
	110,224	154,522

14. LOSS ALLOWANCE/(REVERSAL OF LOSS ALLOWANCE) ON FINANCIAL ASSETS SUBJECT TO ECL

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Provision for/(reversal of) loss allowance on:		
Receivables at FVTOCI	**51,682**	(9,748)
Accounts receivables and bills receivables	**(3,415)**	1,866
Amounts due from related parties of trade nature	**–**	644
Amounts due from related parties of non-trade nature	**–**	23
Other receivables and other non-current assets	**57,702**	(9,714)
Total loss allowance/(reversal of loss allowance) on financial assets subject to ECL, net of reversal	**105,969**	(16,929)

The basis of determining the inputs and assumptions and the estimation techniques used in the condensed consolidated financial statements for the six months ended 30 June 2026 are the same as those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2025.

15. ACCOUNTS PAYABLES

	At 30 June 2026 *RMB'000* **(unaudited)**	At 31 December 2025 *RMB'000* (audited)
Accounts payables	**516,107**	746,048

The following is an aged analysis of accounts payables presented based on the date of receipts of services by the Group at the end of each reporting period:

	At 30 June 2026 *RMB'000* **(unaudited)**	At 31 December 2025 *RMB'000* (audited)
Within 1 year	**60,491**	265,760
1 – 2 years	**455,616**	480,288
	516,107	746,048

16. EVENT AFTER THE REPORTING PERIOD

The Company and its advisors have been actively pushed ahead in the restructuring of the Group's offshore debt. The major progress of the Restructuring Plan subsequent to the six months ended 30 June 2026 were as follows:

(i) The meeting of the Restructuring Plan was held on 27 August 2026 and 97.8% of the presented and voted creditors under the Restructuring Plan voted in favour of the scheme. The Restructuring Plan was approved by the requisite majorities of the creditors under the Restructuring Plan.

(ii) The petition seeking sanction of the HK Scheme of Restructuring Plan will be heard on 11 September 2026 at the High Court of the Hong Kong Special Administrative Region (the "High Court"). The petition seeking sanction of the Cayman Scheme of Restructuring Plan will be heard on 9 October 2026 at the Cayman Court.

MANAGEMENT DISCUSSION AND ANALYSIS

Revenue

Our revenue decreased by 35.5% from RMB1,261.4 million for the six months ended 30 June 2025 to RMB813.1 million for the six months ended 30 June 2026. The decrease was primarily due to decrease in revenues from all of our business segments, particularly revenue derived from real estate brokerage network services, which we plan to close down.

Revenue derived from real estate agency services in the primary market decreased by 52.5% from RMB68.6 million for the six months ended 30 June 2025 to RMB32.6 million for the six months ended 30 June 2026, primarily due to decline of gross transaction value (GTV) caused by the overall downturn in the real estate market.

Revenue derived from real estate brokerage network services decreased by 99.2% from RMB184.5 million for the six months ended 30 June 2025 to RMB1.4 million for the six months ended 30 June 2026. This decrease was primarily due to our plan to close down this business segment.

Revenue derived from real estate data and consulting services decreased by 48.7% from RMB145.7 million for the six months ended 30 June 2025 to RMB74.7 million for the six months ended 30 June 2026, primarily due to a decrease in revenue from our rating and ranking services and data services.

Revenue derived from digital marketing services decreased by 18.4% from RMB850.7 million for the six months ended 30 June 2025 to RMB694.5 million for the six months ended 30 June 2026, primarily due to the decrease in revenues from e-commerce services by issuing commission coupons.

Revenue derived from other services decreased by 16.4% from RMB11.9 million for the six months ended 30 June 2025 to RMB9.9 million for the six months ended 30 June 2026. Revenue derived from other services was primarily composed of the hotel management, conference services and real estate education sector.

Staff costs

Our staff costs decreased by 53.3% from RMB202.0 million for the six months ended 30 June 2025 to RMB94.4 million for the six months ended 30 June 2026. Staff costs as a percentage of our revenue decreased from 16.0% for the six months ended 30 June 2025 to 11.6% for the six months ended 30 June 2026.

Advertising and promotion expenses

Our advertising and promotion expenses decreased by 17.0% from RMB731.3 million for the six months ended 30 June 2025 to RMB607.1 million for the six months ended 30 June 2026. The advertising and promotion expenses primarily consist of targeted online and offline marketing costs from digital marketing services. The decrease was primarily due to the Company’s decrease in revenues from e-commerce services by issuing commission coupons.

Rental expenses for short-term leases and low-value assets leases

We recorded rental expenses for short-term leases and low-value assets leases of RMB13.2 million for the six months ended 30 June 2026 compared to RMB15.7 million for the six months ended 30 June 2025. The decrease was primarily due to the decrease of rental area relating to short-term leases.

Depreciation and amortisation expenses

Our depreciation and amortisation expenses decreased by 16.5% from RMB50.9 million for the six months ended 30 June 2025 to RMB42.5 million for the six months ended 30 June 2026, primarily due to the decrease in amortization of intangible assets arising from acquisition and the disposal of property.

(Loss allowance)/reversal of loss allowance on financial assets subject to expected credit loss ("ECL"), net of reversal

Our loss allowance on financial assets subject to ECL was RMB106.0 million for the six months ended 30 June 2026 and our reversal of loss allowance on financial assets subject to ECL was RMB16.9 million for the six months ended 30 June 2025, primarily due to the loss allowance on prepayments and accounts receivable associated with the Group's real estate brokerage network services.

Consultancy expenses

Our consultancy expenses increased by 44.8% from RMB29.9 million for the six months ended 30 June 2025 to RMB43.4 million for the six months ended 30 June 2026, primarily due to the consultancy expense related to the restructuring.

Distribution expenses

Our distribution expenses decreased by 99.5% from RMB172.2 million for the six months ended 30 June 2025 to RMB0.8 million for the six months ended 30 June 2026, primarily due to the decrease in revenue derived from real estate brokerage network services.

Other operating costs

Our other operating costs decreased by 45.0% from RMB125.8 million for the six months ended 30 June 2025 to RMB69.2 million for the six months ended 30 June 2026, primarily due to the Company's reduction of cost.

Other income

Our other income decreased from RMB6.7 million for the six months ended 30 June 2025 to RMB6.3 million for the six months ended 30 June 2026, primarily attributable to subsidy income and rental income.

Other gains and losses

We recorded net other losses of RMB11.6 million for the six months ended 30 June 2025 and net other gains of RMB645.2 million for the six months ended 30 June 2026. Our net other gains for the six months ended 30 June 2026 were primarily attributable to the net gains from the Group terminated the Variable Interest Entity arrangements in respect of Beijing Yisheng Leju Information Services Co., Ltd. and the net gains from exchange differences. The termination of the VIE arrangements is deemed as a disposal.

Other expenses

Our other expenses decreased from RMB7.7 million for the six months ended 30 June 2025 to RMB2.4 million for the six months ended 30 June 2026, primarily attributable to the losses related to the disposal of the property and equipment.

Share of results of associates

We recorded share of losses of associates of RMB0.4 million for the six months ended 30 June 2025 and share of losses of associates of RMB4.5 million for the six months ended 30 June 2026. The share of losses for the six months ended 30 June 2026 was primarily attributable to an enterprise-level AIoT service provider.

Finance costs

Our finance costs decreased by 4.2% from RMB241.0 million for the six months ended 30 June 2025 to RMB231.0 million for the six months ended 30 June 2026, primarily due to the decrease of bank borrowings.

Income tax expense

Our income tax expense was RMB4.5 million for the six months ended 30 June 2026 compared to income tax expense RMB1.6 million for the six months ended 30 June 2025.

Profit/(loss) for the period

As a result of the foregoing, our profit for the period amounted to RMB245.9 million for the six months ended 30 June 2026, compared to loss for the period of RMB304.8 million for the six months ended 30 June 2025.

Non-IFRS Measures

To supplement our condensed consolidated financial information which is presented in accordance with IFRS[(1)], we also use (i) operating loss and operating loss margin and (ii) EBITDA/EBITDA loss as additional measures for illustrative purposes only. We believe that these measures provide useful information to investors and others in understanding and evaluating our condensed consolidated financial results in the same manner as our management. The calculation of operating loss and operating loss margin and EBITDA/EBITDA loss are not in accordance with IFRS and may not be directly comparable with similarly named financial measures of other companies. The use of these measures has limitations as an analytical tool, and you should not consider them in isolation from other measures as reported in accordance with IFRS.

(1) "IFRS" refers to International Financial Reporting Standards, as issued from time to time by the International Accounting Standards Board.

We define our operating loss as revenue net of operating costs, which consist of staff costs, advertising and promotion expenses, rental expenses for short-term leases and low-value assets leases, depreciation and amortisation expenses, loss allowance on financial assets subject to ECL, net of reversal, loss on derecognition of financial assets measured at amortised cost (RMB0 for the Reporting Period), loss on derecognition of receivables at FVTOCI (RMB0 for the Reporting Period), consultancy expenses, distribution expenses, and other operating costs. We define operating loss margin as operating loss divided by revenue for the year.We believe that the operating loss and operating loss margin facilitate a comparison of our operating performance from year to year by eliminating potential impacts of certain non-operational or non-recurring expenses that do not affect our ongoing operating performance.

Our operating loss amounted to RMB163.3 million for the six months ended 30 June 2026 compared to an operating loss of RMB49.3 million for the six months ended 30 June 2025. Our operating loss margin was 20.1% for the six months ended 30 June 2026, as compared to our operating loss margin of 3.9% for the six months ended 30 June 2025, primarily due to the increase of operating loss.

We define EBITDA/EBITDA loss as (i) profit/(loss) for the period, adjusted to add back, (ii) finance costs, (iii) depreciation and amortisation expenses and (iv) income tax expense. We use EBITDA/EBITDA loss to emphasise operating results and it more nearly approximates cash flows.

Our EBITDA for the six months ended 30 June 2026 was RMB523.9 million, as compared with EBITDA loss of RMB11.4 million for the six months ended 30 June 2025.

Liquidity and Financial Resources

During the six months ended 30 June 2026, we funded our cash requirements principally from cash generated from our operations and external borrowings. We had cash and cash equivalents of RMB186.7 million and RMB162.3 million as of 31 December 2025 and 30 June 2026, respectively. We generally deposit our excess cash in interest bearing bank accounts and current accounts.

During the six months ended 30 June 2026, our principal uses of cash were for the funding of required working capital and other recurring expenses to support the expansion of our operations. Going forward, we believe our liquidity requirements will be satisfied by using funds from a combination of internally generated cash, external borrowings and other funds raised from the capital markets from time to time.

Capital Expenditure

	Six months ended 30 June	
	2026	2025
	RMB'000	*RMB'000*
	(unaudited)	(unaudited)
Purchase of and deposits placed for property and equipment	**66**	1,317

Our capital expenditures primarily related to purchases of property, equipment and capitalised prepayment. Leasehold improvements, mainly including capitalised decoration and maintenance costs, account for the majority of property and equipment purchases.

Off-Balance Sheet Commitments and Arrangements

As of 30 June 2026, we had not entered into any off-balance sheet transactions.

Gearing Ratio

As at 30 June 2026, the gearing ratio of the Group, which is calculated by dividing total debt (all bank and other borrowings) by total assets as at the end of the Reporting Period, was 423.2%, representing an increase of 58.4 percentage points as compared with 364.8% as of 31 December 2025. The increase was primarily due to the decrease of total assets.

Significant Investments Held

As at 30 June 2026, we did not hold any significant investments in the equity interests of any other companies (including any investment in an investee company with a value of 5% or more of the Company's total assets as at 30 June 2026).

Future Plans for Material Investments and Capital Assets

As of 30 June 2026, we did not have other plans for material investments and capital assets.

Material Acquisitions and/or Disposals of Subsidiaries and Affiliated Companies

Save as disclosed in this announcement, we did not have any material acquisitions or disposals of subsidiaries, consolidated affiliated entities, associated companies or joint ventures during the Reporting Period.

Employee and Remuneration Policy

As at 30 June 2026, we had 942 full-time employees, most of whom were based in our headquarters in Shanghai and various other cities in China according to our business strategies.

Our success depends on our ability to attract, retain and motivate qualified personnel. As part of our retention strategy, we offer employees performance-based cash bonuses and other incentives in addition to base salaries. The total remuneration expenses, including share-based compensation expense, for the six months ended 30 June 2026 were RMB94.4 million, as compared with RMB202.0 million for the six months ended 30 June 2025, representing a year-on-year decrease of 53.3%.

Foreign Exchange Risk

Our functional currency is Renminbi, but certain of our cash and cash equivalent, USD-denominated senior notes and conditional investment fund received are denominated in foreign currency and are exposed to foreign currency risk. We currently do not have a foreign currency hedging policy. We will continue to monitor foreign exchange exposure and will take actions when necessary.

Pledge of Assets

As at 30 June 2026, the Group's bank borrowings of RMB173.0 million were secured by the Tangchao Grand Hotel (carrying amount of RMB374.2 million).

For further details of the Tangchao Grand Hotel, please refer to the announcement of the Company titled "Discloseable Transaction – Acquisition of Shanghai Juanpeng" dated 22 March 2020.

Contingent Liabilities

As at 30 June 2026, we did not have any material contingent liabilities (as at 30 June 2025: nil).

Events after the Reporting Period

Save as disclosed in this announcement and as at the date of this announcement, there were no other significant events that might affect the Group since 30 June 2026.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Company is committed to maintaining and promoting stringent corporate governance. The principle of the Company's corporate governance is to promote effective internal control measures and to enhance the transparency and accountability of the Board to all shareholders.

During the Reporting Period, the Company had adopted and complied with all the applicable code provisions as set out in the Corporate Governance Code (the "**Corporate Governance Code**") contained in Appendix C1 to the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the "**Listing Rules**"), except for the following deviation:

Pursuant to code provision C.2.1 of the Corporate Governance Code, the roles of the chairman of the Board and the chief executive officer should be segregated and should not be performed by the same individual. The division of responsibilities between the chairman and chief executive officer should be clearly established and set out in writing. The Company does not have separate chairman of the Board and chief executive officer, and Mr. Zhou Xin, our executive Director, currently performs these two roles. The Board believes that vesting the roles of both chairman of the Board and chief executive officer in the same person has the benefit of ensuring consistent leadership within the Group and enables more effective and efficient overall strategic planning for the Group. The Board considers that the balance of power and authority for the present arrangement will not be impaired and this structure will enable the Company to make and implement decisions promptly and effectively. The Board will continue to review and consider splitting the roles of chairman of the Board and the chief executive officer of the Company at a time when it is appropriate by taking into account the circumstances of the Group as a whole.

Further information concerning the corporate governance practices of the Company will be set out in the corporate governance report in the annual report of the Company for the year ended 31 December 2026.

The Company will continue to regularly review and monitor its corporate governance practices to ensure compliance with the Corporate Governance Code and maintain a high standard of corporate governance practices of the Company.

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 to the Listing Rules as the code of conduct regarding the Directors' dealings in the securities of the Company. Having made specific enquiry of all the Directors of the Company, all the Directors confirmed that they had strictly complied with the required standards set out in the Model Code throughout the Reporting Period.

EXTRACT FROM THE AUDITOR'S INDEPENDENT REVIEW REPORT

The following is an extract of the independent review report of the Company's auditor, Zhonghui Anda CPA Limited, on the Group's unaudited interim condensed consolidated financial statements for the six months ended 30 June 2026.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information is not prepared, in all material respects, in accordance with IAS 34.

Material Uncertainty Related To Going Concern

We draw attention to Note 2 in the interim financial information, which describes the principal conditions that raise doubt about the Group's ability to continue as a going concern. These events or conditions indicate that a material uncertainty exists that may cast significant doubt on the Group's ability to continue as a going concern. Our conclusion is not modified in respect of this matter.

MEASURES TO ADDRESS GOING CONCERN ISSUE

The Company is actively and continuously working to resolve the going concern issue and believes that effective cost control and the eventual success of the debt restructuring will improve the Group's financial position, and provide liquidity and cash flows and sustain the Group as a going concern. For details of the material progress the Company has made during the Reporting Period and up to the date of this announcement, please refer to the section headed "Business Review and Outlook" above and the announcements of the Company dated 9 January 2026, 30 January 2026, 27 February 2026, 8 April 2026, 28 July 2026 and 28 August 2026.

AUDIT COMMITTEE

The Company has established an audit committee (the "**Audit Committee**") in compliance with Rule 3.21 of the Listing Rules and the Corporate Governance Code. The primary duties of the Audit Committee are to review and supervise the financial reporting process and internal control system (including risk management) of the Group, review and approve connected transactions and provide advice and comments to the Board. The Audit Committee consists of three members, namely Mr. Zhang Bang, Mr. Li Jin and Mr. Wang Liqun. Mr. Zhang Bang is the chairman of the Audit Committee.

The Audit Committee has reviewed the unaudited consolidated interim results of the Group for the six months ended 30 June 2026 and discussed matters with respect to the accounting policies and practices adopted by the Company and internal control with senior management members.

OTHER BOARD COMMITTEES

In addition to the Audit Committee, the Company has also established a nomination committee and a remuneration committee.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's securities (including sale of treasury shares (as defined under the Listing Rules)) listed on the Stock Exchange during the Reporting Period. As at 30 June 2026, the Company did not hold any treasury shares (as defined under the Listing Rules).

INTERIM DIVIDEND

The Board had resolved not to declare any interim dividend for the six months ended 30 June 2026.

PUBLICATION OF THE INTERIM RESULTS ANNOUNCEMENT AND INTERIM REPORT

This interim results announcement has been published on the website of the Stock Exchange at www.hkexnews.hk and the website of the Company at www.ehousechina.com. The interim report of the Group for the six months ended 30 June 2026 will be published on the aforesaid websites of the Stock Exchange and the Company and will be dispatched to the Company's shareholders (if requested) in due course.

RESIGNATION OF EXECUTIVE DIRECTOR

The Board announces that Dr. Ding Zuyu ("**Dr. Ding**") has tendered his resignation as an executive Director of the Company with effect from 31 August 2026 to devote more time to pursue his other business commitments.

Dr. Ding has confirmed that he has no disagreement with the Board and there is no matter in respect of his resignation that needs to be brought to the attention of the shareholders of the Company or the Stock Exchange. The Board would like to take this opportunity to express its gratitude to Dr. Ding for his valuable contribution to the Company during his tenure of office.

By order of the Board
E-House (China) Enterprise Holdings Limited
Zhou Xin
Chairman

Hong Kong, 31 August 2026

As at the date of this announcement, the Board comprises Mr. Zhou Xin as Chairman and executive Director, Mr. Huang Canhao and Dr. Cheng Li-Lan as executive Directors, Mr. Chen Daiping, Ms. Zhou Tianfeng and Ms. Xu Wenya as non-executive Directors, and Mr. Zhang Bang, Mr. Zhu Hongchao, Mr. Wang Liqun and Mr. Li Jin as independent non-executive Directors.