CEC 中国电子 | OVU 中电光谷
产业资源共享平台

中電光谷聯合控股有限公司
China Electronics Optics Valley Union Holding Company Limited

(Incorporated in the Cayman Islands with limited liability)
Stock Code: 798

INTERIM REPORT
2026

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Corporate Information

COMPANY NAME

China Electronics Optics Valley Union Holding Company Limited

PLACE OF LISTING OF SHARES

The Stock Exchange of Hong Kong Limited

STOCK CODE

798

STOCK NAME

CEOVU

BOARD OF DIRECTORS

Non-executive Directors

Ms. Liu Bo *(Chairman)*
Mr. Zhang Jie
Mr. Hu Bin
Ms. Zeng Yumei
Mr. Zang Saijun

Independent Non-executive Directors

Mr. Qiu Hongsheng
Mr. Peng Weidong (appointed on 13 January 2026)
Mr. Hu Lijun (appointed on 9 May 2026)
Mr. Qi Min (resigned on 7 May 2026)

Executive Director

Mr. Huang Liping *(President)*

COMPANY SECRETARY

Ms. Zhang Xuelian

AUTHORIZED REPRESENTATIVES

Ms. Liu Bo
Ms. Zhang Xuelian

AUDIT COMMITTEE

Mr. Qiu Hongsheng *(Chairman)*
Mr. Peng Weidong (appointed on 13 January 2026)
Mr. Hu Lijun (appointed on 9 May 2026)
Mr. Qi Min (resigned on 7 May 2026)

REMUNERATION COMMITTEE

Mr. Peng Weidong *(Chairman)*
(appointed on 13 January 2026)
Mr. Hu Lijun (appointed on 9 May 2026)
Mr. Zang Saijun
Mr. Qi Min (resigned on 7 May 2026)

NOMINATION COMMITTEE

Ms. Liu Bo *(Chairman)*
Mr. Hu Lijun (appointed on 9 May 2026)
Mr. Qiu Hongsheng
Mr. Qi Min (resigned on 7 May 2026)

REGISTERED OFFICE

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Cayman Islands

HEADQUARTER AND PRINCIPAL PLACE OF BUSINESS IN THE PRC

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PRINCIPAL PLACE OF BUSINESS IN HONG KONG

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HONG KONG SHARE REGISTRAR

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Wanchai, Hong Kong

PRINCIPAL BANKS

Industrial and Commercial Bank of China
Bank of Communications
Industrial Bank

COMPANY WEBSITE

http://www.ceovu.com/

Financial Summary

The summary of the unaudited interim results and assets and liabilities of the Group for the six months ended 30 June 2026 are as follows:

	For the six months ended 30 June		
	2026 RMB'000	2025 RMB'000	Change %
Results			
Revenue from continuing operations	**1,254,705**	1,470,685	-14.7%
Gross profit	**309,357**	367,123	-15.7%
(Loss)/profit before income tax	**(113,150)**	72,239	-256.6%
(Loss)/profit attributable to owners of the Company	**(89,758)**	1,771	-5,168.2%
(Loss)/profit attributable to non-controlling interests	**(6,205)**	338	-1,935.8%
(Loss)/profit for the period	**(95,963)**	2,109	-4,650.2%

	As at 30 June 2026 RMB'000	As at 31 December 2025 RMB'000	Change %
Assets and liabilities			
Non-current assets	**10,471,849**	10,558,427	-0.8%
Current assets	**11,156,412**	11,615,048	-3.9%
Current liabilities	**6,803,498**	7,339,921	-7.3%
Net current assets	**4,352,914**	4,275,127	1.8%
Total assets less current liabilities	**14,824,763**	14,833,554	-0.1%
Total equity	**8,770,006**	9,006,428	-2.6%
Non-current liabilities	**6,054,757**	5,827,126	3.9%
Total equity and non-current liabilities	**14,824,763**	14,833,554	-0.1%

Dear Shareholders,

2026 marks the launch of the 15th Five-Year Plan and constitutes a pivotal year for CEOVU in driving its strategic transformation. Faced with a complex and ever-changing external environment, as well as weak market demand and a period of deep industry-wide adjustment, the entire team of CEOVU has remained resolute. We have stayed firmly focused on our annual strategic priorities: "destocking, deleveraging, risk control and accelerating transformation". Embracing the mindset of "forging growth through challenges", we have sought new growth opportunities amid industry transformation.

1. Rising to Meet Challenges Head-on, Forging Resilience: Upholding Operational Fundamentals at Cyclical Lows

During the reporting period, due to factors such as weak market demand and the Mainland property sector undergoing a period of deep adjustment, the Company achieved revenue of RMB1,254.7 million, representing a decrease of RMB216.0 million as compared to the corresponding period last year; and the loss for the period was RMB96.0 million, compared with a profit of RMB2.1 million for the same period of the previous year; the change amounted to a loss of RMB98.1 million, it is noteworthy that the Group achieved new contract signings totaling RMB1,745.4 million during the reporting period, an increase of RMB206.5 million or 13% compared to the corresponding period last year. Among these, contract signings for the integrated operations business increased by RMB511.2 million, or 61% compared to the corresponding period last year, highlighting the rapid growth of the industrial services segment and demonstrating tangible progress in our business transformation.

2. Break Through Business Model, Forging Growth Through Challenges: Shaping a New Paradigm for "Industrial Services"

During the reporting period, we continued to make breakthroughs in business model innovation, with methodologies such as "Agile Customization" and "Integrated Operations" maturing through practical application. Through an innovative mechanism of "signing agreements based on demand and carrying out construction based on those agreements", the Agile Customization project achieved a testament to our success in rapidly responding to client needs. At the same time, as the operator of the industrial park, in our efforts to explore innovative models for expanding our comprehensive industrial park operations business, we actively explored effective ways to exercise overall control over project planning and construction, as well as operations and services, thereby accumulating valuable experience for our business transformation.

3. **AI+ Initiative, Reshape Capabilities: A Strategic Upgrade Aligned with the Intelligent Era**

In 2026, we mark our inaugural year for the "AI+ Initiative". In March, the Company officially launched the AI+ Initiative, rolling out the in-depth application of artificial intelligence across the entire value chain of industrial park planning, design, construction, operations, and services. This is not merely a technological upgrade, but it is also a strategic transformation that will shape our future, enhance our competitiveness, and secure our leadership in the industry.

4. **Creating Value, Fulfilling Responsibilities: Laying the Cornerstone of Our Brand**

During the reporting period, the Company steadfastly upheld the creation of social value as the starting point and ultimate goal of the operations, and was committed to continuously enhancing the professional value through resource integration and industrial services. Thanks to the outstanding practices in the area of social responsibility, for three consecutive years, our Social Value Report has received a "Five-Star Excellent" rating from the Chinese Expert Committee on CSR Report Rating. These achievements not only fully affirm the direction of our transformation but also represent high recognition of the social value we create.

5. **Manage Risks, Strengthen Defenses: Proactive Prevention to Ensure Sustainable Development**

In the current complex and ever-changing market environment, we are committed to driving innovation and upgrading our risk control model. Through multi-dimensional risk early warning systems and centralized control mechanisms, we are shifting our approach to risk identification from a post-event to a pre-event focus. We closely monitor development trends, conduct thorough risk forecasting and prevention and take steps to prevent major unforeseen risks. We continuously refine our system of policies and procedures, deeply integrating risk control requirements into all business workflows and driving the transformation of our risk management model from reactive response to proactive prevention.

Looking ahead, we will continue to align with the strategic arrangements for the inaugural year of the 15th Five-Year Plan. Centering on the core theme of "weathering the cycle", we will broaden our developmental insights and operational capabilities. Through innovative business integration models and value creation mechanisms, we will further strengthen our core competitiveness and drive the steady and sustainable development of CEOVU.

China Electronics Optics Valley Union Holding Company Limited
Liu Bo
Chairman

REVIEW OF FINANCIAL INFORMATION

The independent auditor of the Company, Daxin Global (HK) CPA Limited, has conducted a review of the unaudited interim financial information of the Group for the six months ended 30 June 2026 (the "**Reporting Period**") in accordance with the Hong Kong Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" as issued by the Hong Kong Institute of Certified Public Accountants.

HIGHLIGHTS OF THE FIRST HALF OF 2026

In 2026, the Company faced even more challenging tasks in debt reduction and risk management. It steadfastly maintained its strategic resolve, remained unwavering in navigating economic cycles, and rose to meet challenges head-on. By focusing on the opportunities for innovative development arising from the new process of building modern industrial and urban systems, we have steadily consolidated our operational foundations and revitalised our growth momentum. We have driven synergies to enhance the quality and efficiency of our core businesses' comprehensive operations, industrial park development and equity investment—whilst continuing to empower the transformation, upgrading and sustainable development of the regional economy, and have made every effort to achieve a strong start to high-quality development during the 15th Five-Year Plan period.

During the Reporting Period, the Group entered into new contracts with aggregated contracted value of approximately RMB1,745.4 million, representing an increase of RMB206.5 million with a 13% growth rate as compared to the same period of last year, among which the contracted value of the integrated operation business increased by RMB511.2 million or 61% as compared to the same period of last year. Contracted value of development of industrial parks decreased by RMB304.7 million or 43% compared to the same period of last year, primarily due to RMB225.1 million decrease in contracted value of office based industrial parks and RMB79.6 million decrease in contracted sales for manufacturing based industrial parks compared with the same period of last year. The Group recorded a decrease of RMB641.2 million in sales collection to RMB1,683.7 million as compared to the same period of last year, with a 28% decrease rate.

During the Reporting Period, the Group recorded a revenue of RMB1,254.7 million, representing a decrease of RMB216.0 million as compared to the same period of the previous year; and the loss of the Group for the period was RMB96.0 million, compared with a profit of RMB2.1 million for the same period of the previous year; the change amounted to a loss of RMB98.1 million.

The income from industrial park operation services of RMB909.5 million accounted for 72.5% of the total revenue of the Group, which reflected the Company's strategic development landscape based on the integrated operation business of the industrial parks.

As at 30 June 2026, the Group has approximately 5,086,000 sq.m. of high-quality land bank for industrial parks in various cities. The high-quality lands for industrial parks are mainly located in cities such as Nanjing, Taizhou, Chengdu, Changsha, Qingdao, Shanghai and Xianyang.

BUSINESS REVIEW

As of 30 June 2026, the Group has established the business layout of "One Body Two Wings (一體兩翼)" which is based on the operational services in the industrial parks, supported by the development of the industrial parks and driven by the investment in the industry. The Group has the following three segments: (i) industrial park operation services (including design and construction services, property management services, property leasing services, energy services, incubator and office sharing services, group catering and hotel services, apartment services); (ii) industrial park development services (including sales of industrial park space and leasing services of properties in self-owned parks); and (iii) industrial investment (equity investment business relevant to industrial theme parks business). In recent years, the income structure and composition of profit reflected the result of the Group's strategic transformation and reform to a certain extent.

REVENUE BY BUSINESS SEGMENTS

	Six months ended 30 June			
	2026		2025	
	Revenue (RMB'000)	**% of total revenue**	Revenue (RMB'000)	% of total revenue
Industrial park operation services	**909,545**	**72.5%**	1,038,192	70.6%
Design and construction services	**257,539**	**20.5%**	372,343	25.3%
Property management services	**414,042**	**33.0%**	417,166	28.4%
Energy services	**56,140**	**4.5%**	43,394	3.0%
Group catering and hotel services	**57,212**	**4.6%**	72,387	4.9%
Property leasing services	**59,413**	**4.7%**	80,202	5.5%
Others	**65,199**	**5.2%**	52,700	3.5%
Industrial park development services	**345,160**	**27.5%**	432,493	29.4%
Sales of industrial park space	**225,690**	**18.0%**	315,268	21.4%
Leasing services of properties in self-owned parks	**119,470**	**9.5%**	117,225	8.0%
Total	**1,254,705**	**100.0%**	1,470,685	100.0%

Industrial Park Operation Services

With profound experience and professional expertise in the development and operation of a wide range of industrial parks in various cities for over ten years, and based on the "OVU Industrial Cloud (OVU 產業雲)", CEOVU provides systematic operation services for the local government or local state-owned platform companies, including promotion of investment and operation, property management, professional operation of incubators and co-working spaces, group catering, hotels and apartments, and has established a full-life cycle industrial park operation service system led by digitalization.

During the Reporting Period, the Group provided comprehensive operation services such as planning consultation, EPC (Engineering Procurement Construction), property management and regional energy for key projects of local government platform companies and large enterprises, while offering diversified and one-stop industrial park operation services to enterprises stationed in our industrial parks. The operating revenue of the industrial park operation services of the Group was RMB909.5 million, representing a decrease of RMB128.6 million as compared with the same period in 2025. This decline was primarily due to the impact of construction schedule of projects, which led to a decrease in revenue from design and construction services.

Design and Construction Services

The "P+OEPC" integrated operation services

In recent years, CEOVU has been making vigorous efforts in the promotion of P+OEPC innovative integrated operation business model, based on the needs of promotion of investment and operation, to provide whole-process integrated services. In particular, "P" stands for industrial park consulting, and "OEPC" stands for whole-process project management in relation to promotion of investment and operation of industrial parks, which are generally welcomed by the local governments.

Under the guidance of "one platform and two methodologies (一平台兩方法論)", CEOVU gives full play to the leading and strategic outpost functions of consulting and planning business, provides a full range of consulting services, including strategic planning, industrial planning, spatial planning and operational planning, throughout the business process and life cycle of projects, further develops the sustainable mode of "consulting +", explores more industrial resources, diversifies the platform for sharing industrial resources of CEOVU.

CEOVU has accumulated rich strategic emerging industry resources by virtue of its systematic operation capability, and has played the role of cross-regional collaborative investment promotion platform, with the unique "OEPC" model, to provide local governments and large enterprises with whole-process project management service in relation to promotion of investment and operation of industrial parks. During the Reporting Period, the Group signed new contracts for the "OEPC" project in Hannan Low-Altitude Industrial Park and Qiaokou Hanjiang Bay Artificial Intelligence Industrial Park, with the contracted value amounting to RMB956.6 million, representing an increase of 82% as compared to the same period of the previous year.

By optimizing and integrating its industrial chain resources including architectural design institute and construction subsidiaries (namely Jitian Construction, Lidao Technology and Qianbao Design), CEOVU provides EPC integrated design and construction services throughout the whole process from design to tendering and procurement, and construction for governments, institutions and related enterprises. During the Reporting Period, due to the construction schedule of projects, the Group's design and construction service income was RMB257.5 million, representing a decrease of RMB114.8 million or 30.8% as compared to the same period of 2025.

Property Management Services

On the basis of the established "five-heart" service, Lidao Property has devoted active efforts to transform and upgrade and promote the development of information technology. At present, an ecological system comprising intelligent communities and intelligent industrial parks has been built, and a three-in-one management system comprising "i-Lidao" APP (i麗島APP), OVU Park Pass (OVU園區通) and EMS Integrated Operation Platform has been established, providing households and enterprises in the industrial parks with real estate services, infrastructure services, financial services, big data services and living facility services.

Lidao Property actively integrates its resources and develops the "whole industry chain" of property services, and owns industry chain companies such as Domainblue Smart* (藍域智能), ChuWei Defense* (楚衛防線), Quanpai Catering* (全派餐飲), Industrial Operation* (產業運營), Lidao Human Resources* (麗島人力資源) and Lixiang Life* (麗享生活), which provide consulting and early intervention services for the development and construction companies, intelligent operation and asset management services for industrial parks, professional support services for other property management companies, and all-around and one-stop property management services for property owners.

Lidao Property has continuously won bids for projects outside the Group's properties, which include governments, schools, art galleries, office buildings of large corporates, rail transit, and multi-city mobile business offices with its smart service system. During the Reporting Period, the Group had new contracted projects including property services for the branches of Bank of Communications in Ezhou, Xiangyang and Huangshi, the property service projects for the third section of Wuhan Metro Route 1 and the first section of Route 5* (武漢軌道交通1號線3標段和5號線1標段), as well as the property service project for Central China Electric Power Financial Tower* (華中電力金融大廈), among others, amounting to RMB32.0 million, representing a decrease of 42% as compared to the same period of the previous year. During the Reporting Period, the income from the property management services of the Group was RMB414.0 million, representing a decrease of RMB3.2 million or 0.8% as compared to the same period in 2025. At the end of June 2026, Lidao Property managed a total property area of 35,527,000 sq.m., representing an increase of 2,590,000 sq.m. or 7.87% as compared to the same period of the previous year, of which corporate customer services accounted for 76.72%. In the future, Lidao Property will continue to promote the community management model of intelligent industrial parks and intelligent communities and at that time, the revenue of property management services is expected to grow rapidly.

Property Leasing Services

Founded in August 2015, OVU Maker Star* (OVU創客星) is a professional operator of technology business incubator and co-working space under CEOVU. OVU Maker Star closely follows the national development strategy and is positioned to introduce and cultivate strategic emerging industry clusters for different regions and industries. With scientific and technological innovation services as its core competitiveness, it empowers enterprises to innovate in science and technology and increase their value. Adhering to the purpose of "connecting all resources for entrepreneurs", it has built a technological innovation service system with "1+2+3+4+5+N" as the core framework, covering mass entrepreneurship and innovation ecological creation, multi-level incubation system, accelerated empowerment and comprehensive operating management. It can effectively promote collaborative innovation among large, small and medium-sized enterprises. Operating 34 sites with a total area of 400,000 sq.m. in 22 innovative and entrepreneurial cities across the country such as Shenzhen, Wuhan, Chengdu, Xi'an and Changsha, serving over 2,000 innovation teams and start-ups and gathering over 80,000 innovative businessmen and entrepreneurs, it has become the largest shared office brand in Central China.

As of 30 June 2026, OVU Maker Star has successfully operated and received honorary qualifications for its site operations with 22 awards in relation to industrial space of national standard, including 2 national demonstration bases, 7 national technology business incubators, 9 national co-working spaces, 3 national demonstration bases for small and micro enterprise entrepreneurs and 1 national advertising incubating platform that are up to national standard. It was awarded over 80 awards from institutions including the National Development and Reform Commission, Torch High Technology Industry Development Center of the Ministry of Science and Technology, China Innovation and Entrepreneurship Trading Office and China Association for Science and Technology Enterprise Service Center.

As of 30 June 2026, the total area of leased properties was 278,000 sq.m., achieving a revenue of RMB59.4 million, with a revenue decline of 25.9% as compared to the same period in 2025.

Energy Services

Wuhan China Electronics Energy Conservation Co., Ltd* (武漢中電節能有限公司) ("**CEC Energy Conservation**", a subsidiary of the Group) is a high-tech enterprise specialized in the provision of integrated energy service and comprehensive services across the entire industry chain, ranging from investment, construction to operation, of low carbon smart parks. Capitalizing on the advantages of CEOVU's industrial chain and integrating various sectors including information technology (IT), operational technology (OT), heating and ventilation, power distribution, equipment and operation, the company has spared no effort in building the OVU Net-Zero Cloud (OVU 零碳雲) and has adopted the big data + cloud computing + Internet of Things technology and cloud-based distributed micro-service framework to provide a digital solution of integrated energy service on the "double carbon path". This system is the first integrated energy low-carbon digital system based on the PKS system in China with dual functions of experimentation and production. In line with the concept of integrated energy service, it integrates the "1+N" industrial ecological business system focusing on low-carbon smart park services.

As of 30 June 2026, CEC Energy Conservation had nearly 59 DHC-related patents, with an energy service area amounting to 12,000,000 sq.m..

During the Reporting Period, CEC Energy Conservation contracted new projects including the comprehensive operation services of the National Cybersecurity Talent and Innovation Base (Phase I) and the municipal roads of Lingkonggang New City in Wuhan Lingkonggang Economic and Technological Development Zone (武漢臨空港經濟技術開發區國家網路安全人才與創新基地(一期)及臨空港新城市政道路綜合運營服務), the energy management services for the compound of Wuhan Public Security Bureau (武漢市公安局機關大院能源託管服務), among others, with contracted value of approximately RMB172.4 million, representing an increase of 109% as compared to the same period of the previous year. During the Reporting Period, the income from energy services of the Group was RMB56.1 million, which represents an increase of RMB12.7 million or 29.4% as compared to the same period of 2025.

Group Catering and Hotel Services

Established in 2011, Wuhan Quanpai Catering Management Co., Ltd.* (全派餐飲管理有限公司) ("**Quanpai Catering**") is experienced in group catering management. It has put in place an independent operating mechanism and a well-established business model, in line with the service concept of "being trustworthy to improve quality, maintaining good quality to improve health, and maintaining good health to improve life", and provides customers with three service models, including contractual operation, service outsourcing and entrusted management. At the current stage, its annual catering capacity has reached 10 million person-times. Based in the industrial parks, Quanpai Catering not only provides services for the Group, but also promotes the business atmosphere in the parks as a business incubator at the same time, attracting various businesses into the parks and improving its comprehensive service capabilities.

CEOVU focuses on full life-cycle operation services for industrial parks. Leveraging its extensive experience in industrial property development, industrial park operations, and resource integration, CEOVU has strategically expanded into a specialised and diversified hotel business segment. The Group has established a multi-tiered hotel service system encompassing both high-end brand partner hotels and supporting hotels for industrial accelerators, building a full-industry-chain hotel service capability that integrates consultancy, design, construction and operation for hotel or apartment projects, which precisely addresses diverse market demands such as business receptions, industrial support services, and conferences and banquets, thereby facilitating the enhancement and upgrading of industrial services within the parks and improving the urban lifestyle service ecosystem.

During the Reporting Period, the revenue from group catering and hotel services reached RMB57.2 million, representing a decrease of 21.0% as compared to the same period of 2025.

Industrial Park Development Services

During the Reporting Period, the revenue from industrial park development services of the Group was RMB345.2 million, representing a decrease of RMB87.3 million or 20.2% as compared to the same period in 2025. This was mainly due to the revenue recognized from the completion and delivery of manufacturing projects in Caidian, Wenzhou, etc. for the period, resulting in a year-by-year increase of RMB73.3 million in the revenue of manufacturing sales. However, the revenue of office sales decreased by RMB162.9 million, primarily due to pressures in the macroeconomic environment of the domestic property sector, intensifying operational challenges and the continuing weakness in the property sector.

For the six months ended 30 June 2026, properties sold and delivered include:

Properties sold and delivered	Six months ended 30 June 2026 Revenue (RMB'000)	2026 Gross Floor Area (GFA) sold and delivered (sq.m.)	2026 Recognized average selling price (RMB per sq.m.)	2025 Revenue (RMB'000)	2025 Gross Floor Area (GFA) sold and delivered (sq.m.)	2025 Recognized average selling price (RMB per sq.m.)
Northern Region	**140,138**	**38,203**	**3,668**	137,206	13,981	9,814
Southern Region	**23,756**	**5,421**	**4,382**	96,943	25,786	3,759
OVUD Business Group	**61,796**	**21,391**	**2,889**	51,032	11,492	4,441
Chengdu Company	**–**	**–**	**–**	10,904	1,453	7,504
Mianyang Company	**–**	**–**	**–**	19,183	6,143	3,123
Heyuan Company	**–**	**–**	**–**	–	–	–
Total	**225,690**	**65,015**	**3,471**	315,268	58,855	5,357

1. *Sales of Industrial Park Space*

During the Reporting Period, the revenue from the sales of industrial park space of the Group was mainly contributed by Nantong Optics Valley Union Industrial Park Development Co., Ltd.* (南通光谷聯合工業園區開發有限公司) ("**Nantong Company**"), CEOVU Digital Intelligence Technology (Hubei) Co., Ltd.* (中電光谷數智科技(湖北)有限公司) ("**Caidian Company**") and China Electronics Wenzhou Industrial Park Development Co., Ltd.* (中國電子溫州產業園發展有限公司) ("**Wenzhou Company**") as the top three contributing companies. Among them, Nantong Company leveraged responsive customization as its key approach, pursued both independent client acquisition and channel integration in parallel, accurately identified the core needs of its clients, deepened government cooperation, and successfully implemented high-quality projects. In the first half of the year, it attracted new clients including Nantong Saiyang Electronics Co., Ltd.* (南通賽洋電子有限公司) and Jiangsu Hongyue Import and Export Trading Co., Ltd.* (江蘇紅越進出口貿易有限公司), with a total contract value of RMB62.2 million, achieving sales revenue of RMB45.8 million, accounting for 20.3% of the industrial park space sales revenue; Caidian Company, focusing on its industrial positioning, intensified efforts to expand investment promotion beyond its region, collaborated with platform companies from various districts to conduct joint promotions for light-asset and heavy-asset projects, and actively attracted high-quality industrial enterprises from other regions to establish operations. The company secured contracts amounting to RMB36.1 million, achieving sales revenue of RMB44.6 million, accounting for 19.8% of the industrial park space sales revenue; Wenzhou Company, on the basis of actively overcoming the difficulties in obtaining approval for park entry, focused on project payment collection as the core of its operations, achieving sales revenue of RMB44.5 million, accounting for 19.7% of the industrial park space sales revenue.

During the Reporting Period, the income from sales of industrial park space of the Group was mainly contributed by up to 25 projects across 17 cities. The layout of the Group's industrial park business in other major cities across the country has been widely recognized by the market and our clients. The multi-region park layout is conducive to lowering system risks and ensuring the annual target of the revenue from sales of industrial parks can be achieved.

Overview of the Sales of Industrial Park Space Projects

During the Reporting Period, the Group achieved a contracted sales area of industrial parks of 90,000 sq.m., representing a decrease of 39,000 sq.m. as compared to the same period of last year, and achieved the contracted sales value of industrial parks of RMB396.9 million, representing a decrease of RMB304.7 million as compared to the same period of last year.

For the six months ended 30 June 2026, the details of the Group's contracted sales amount and contracted area of sales of industrial parks are as follows:

	Contracted amount (RMB'000) **Six months ended 30 June**		**Contracted area** (sq.m.) **Six months ended 30 June**	
City and project	**2026**	2025	**2026**	2025
Northern Region	**238,839**	461,368	**53,566**	82,261
Southern Region	**37,118**	105,632	**7,128**	17,824
OVUD Business Group	**83,283**	74,201	**20,141**	16,149
Chengdu Company	**15,736**	40,281	**1,692**	4,449
Mianyang Company	**17,052**	10,542	**5,437**	5,186
Heyuan Company	**4,827**	9,552	**1,721**	2,930
Total	**396,855**	701,576	**89,685**	128,799

Development and Completion of Industrial Parks

During the Reporting Period, the total area of new development in industrial parks was 149,000 sq.m. and the total area of new completion was 87,000 sq.m. As of 30 June 2026, the total area under construction was 468,000 sq.m.

Land Bank of Industrial Parks

During the Reporting Period, the Group owned approximately 5,086,000 sq.m. of high-quality land bank for the industrial parks in various cities, including Wuhan, Shanghai, Qingdao, Changsha, Chengdu, Hefei, Shenyang, Chongqing, Xi'an, Wenzhou, Ezhou, Huangshi, Huanggang, Xianyang, Nantong, Nanjing, Taizhou etc., which laid the foundation for the scale of industrial parks business to grow steadily during the "15th Five-Year Plan" period, and continues to play the role of "anchor" (壓艙石) for the Group.

Table of Land Bank of Industrial Parks

An overview of the land bank of the industrial parks as of 30 June 2026 is as follows:

No.	Project	City	Location	Usage	Interest Attributable to the Group	June 2026 Land Bank (sq.m.)
1	Optics Valley Software Park (光谷軟件園)	Wuhan	1 Guanshan Avenue, Wuhan, Hubei Province	Industrial	100%	39,741
2	Financial Harbour (Phase I) (金融港一期)	Wuhan	77 Guanggu Avenue, Wuhan, Hubei Province	Industrial	100%	27,215
3	Financial Harbour (Phase II) (金融港二期)	Wuhan	77 Guanggu Avenue, Wuhan, Hubei Province	Industrial	100%	25,009
4	Creative Capital (創意天地)	Wuhan	16 Yezhihu West Road, Hongshan District, Wuhan, Hubei Province	Commercial	100%	135,374
5	Wuhan Innocenter (武漢研創中心)	Wuhan	Intersection of Guanggu Avenue and Yangqiaohu Avenue, Wuhan, Hubei Province	Industrial	100%	43,105
6	Wuhan CEC Information Harbour (武漢中電信息港)	Wuhan	Intersection of Guanggu Avenue and Yangqiaohu Avenue, Wuhan, Hubei Province	Industrial	100%	53,071
7	Qingdao Optics Valley Software Park (青島光谷軟件園)	Qingdao	396 Emeishan Road, Qingdao, Shandong Province	Industrial	100%	167,809
8	Qingdao Research and Innovation Center (青島研創中心)	Qingdao	East of Emeishan Road, West of Jiangshan Road, South of Yi Zhong Development Zone, Qingdao, Shandong Province	Residential/ Industrial	100%	66,531
9	Qingdao Marine & Science Park (青島海洋科技園)	Qingdao	South of Changjiang West Road, West of Jiangshan South Road, North of Binhai Avenue, Qingdao Economic & Technical Development Zone, Qingdao, Shandong Province	Industrial	100%	189,221
10	Huanggang OVU Science and Technology City (黃岡光谷聯合科技城)	Huanggang	Junction of Zhonghuan Road and Xingang North Road, Huangzhou District, Huanggang, Hubei Province	Industrial	70%	76,879
11	Shenyang OVU Science and Technology City (瀋陽光谷聯合科技城)	Shenyang	Intersection of Shengjing Avenue and Fourth Ring Road, Shenbei New District, Shenyang, Liaoning Province	Industrial	100%	4,375
12	Shenyang CEOVU Information Harbour (瀋陽中電光谷信息港)	Shenyang	Intersection of Qixing Street and Fourth Ring Road, Shenbei New District, Shenyang, Liaoning Province	Industrial	100%	38,412
13	Shenyang Maker Corporation (瀋陽創客公社)	Shenyang	Intersection of Qixing Street and Shenbei Road, Shenbei New District, Shenyang, Liaoning Province	Commercial	100%	30,924
14	Shenyang CEOVU Technology City (瀋陽中電光谷科技城)	Shenyang	77 Qixing Street, Shenbei New District, Shenyang, Liaoning Province	Industrial	100%	45,319

No.	Project	City	Location	Usage	Interest Attributable to the Group	June 2026 Land Bank (sq.m.)
15	OVU New Industrial Demonstration Base (OVU新型工業示範基地)	Shenyang	West of Qixing Street, North of Sihuan Road, Shenbei New District, Shenyang, Liaoning Province	Industrial	100%	77,000
16	Ezhou OVU Science and Technology City (鄂州光谷聯合科技城)	Ezhou	Gaoxin Third Road, Gedian Development Zone, Ezhou, Hubei Province	Industrial	80%	175,073
17	Huangshi Science and Technology City (黃石聯合科技城)	Huangshi	Intersection of Baoshan Road and Jinshan Boulevard, Golden Hill New Industrial Zone, Huangshi, Hubei Province	Industrial	100%	174,577
18	Lido Top View (麗島半山華府)	Huangshi	76 Hangzhou West Road, Huangshi Development Zone, Hubei Province	Residential	100%	16,756
19	Hefei Financial Harbour (合肥金融港)	Hefei	Intersection of Huizhou Avenue and Yangzijiang Road, Hefei, Anhui Province	Commercial	100%	202,255
20	OVU Xi'an Information Harbour (OVU西安信息港)	Xi'an	West of Caotan Tenth Road, North of Shangji Road, Xi'an, Shaanxi Province	Industrial	74%	87,079
21	CEC (Wenzhou) Information Port (中國電子(溫州) 信息港)	Wenzhou	Jinhai Park, Wenzhou Economic and Technological Development Zone, Wenzhou, Zhejiang Province	Industrial	95%	113,447
22	Shanghai CEC Information Harbour (上海中電信息港)	Shanghai	Lot 114/1, 101 Street, Songjiang Industrial Park, Songjiang District	Scientific research	100%	189,063
23	Chengdu Chip Valley (成都芯谷)	Chengdu	No.1 Fengle District, Dongsheng Street, No. 7 Guangrong District, Pengzhen	Scientific research/ Commercial	80%	529,215
24	Luoyang OVU Electronic Information Industrial Park (洛陽OVU電子信息產業園)	Luoyang	Intersection of Guanlin Road and Longshan Line, Luolong District, Luoyang, Henan Province	Industrial	70%	50,744
25	China (Changsha) Information Security Industrial Park (中國(長沙)信息安全產業園)	Changsha	Yuelu Avenue, High-tech Industrial Development Zone	Industrial	100%	310,873
26	OVU Western Zhigu (OVU西部智谷)	Xianyang	No. 3, Xinghuo Avenue, High-tech Industrial Development Zone, Qindu District, Xianyang City, Shaanxi Province	Industrial	50%	182,893
27	Ouwei Digital Integration Science and Innovation Park (歐微優科創園)	Tianjin	Tianjin High-tech Zone Huayuan Technology Park	Commercial	80%	96,489
28	CEOVU Manufacturing Center (中電光谷智造中心)	Wuhan	280 meters northwest of the intersection of Handong Avenue and Wuyi Avenue, Xinzhou District, Wuhan	Industrial	100%	79,061
29	OVU Wuhan Digital Industrial Park (OVU武漢數字產業園)	Wuhan	88 Xingguang Avenue, Caidian District, Wuhan City, Hubei Province	Industrial	100%	53,572
30	Chongqing CEOVU Technology City (重慶中電光谷科技城)	Chongqing	Phase I of Qingfeng High-tech Industrial Park, Shapingba, Chongqing	Industrial	100%	20,327

No.	Project	City	Location	Usage	Interest Attributable to the Group	June 2026 Land Bank (sq.m.)
31	China Electronics Western Smart Creation Park (中電西部智造園)	Chongqing	Caijiagang, Beibei, Chongqing	Industrial	100%	73,455
32	Changsha China Electronics Smart Creation Park (長沙中電智造園)	Changsha	East of Huangxing Road, South of Luositang Road, Economic and Technological Development Zone, Changsha City	Industrial	60%	57,263
33	CEOVU Mianyang Science Park (中電光谷綿陽科技園)	Mianyang	Mianyang National High-tech Industries Development Zone	Industrial	100%	290,296
34	Nantong Eastern Zhigu (南通東部智谷)	Nantong	123 Shilun Road, Chongchuan District, Nantong City, Jiangsu Province	Industrial	70%	208,181
35	Yichang Network Information Industrial Park (宜昌網信園)	Yichang	Intersection of Tuanjie Road and Tiantai Road, Dianjun District Electronic Information Industrial Park	Industrial	100%	55,092
36	CEOVU Handan Smart Creation Center (中電光谷邯鄲智造中心)	Handan	East of Nanmatoujing 4th Street, South of Chunhe Road, West of Nanmatoujing 5th Street, Jinan New District, Handan City, Hebei Province	Industrial	80%	96,971
37	OVU Wuhan Digital Intelligence Industrial Park (OVU武漢數智產業園)	Wuhan	88 Xingguang Avenue, Caidian District, Wuhan City, Hubei Province	Industrial	100%	67,240
38	Xianyang Bio-city (咸陽生物城)	Xianyang	North of Xinghuo Avenue, West of Weiqing Road, East of Hanwu Boulevard, South of Weier Road, Xianyang City	Industrial	60%	202,684
39	Hongze Designated Eco-park (Phase II) (洪澤生態經濟示範園二期)	Huai'an	South of Yanma Road, East of Kaituo Road, Hongze Economic Development Zone, Huai'an City	Industrial	100%	83,343
40	Taizhou Smart Creation Harbour (泰州智造港)	Taizhou	Fenghuang East Road, Hailing District, Taizhou City, Jiangsu Province	Industrial	70%	136,058
41	OVU Heyuan Zhigu (OVU 河源智谷)	Heyuan	Room 207, South of Donghuan South Road, East of Jingwu North Road, Industrial Park, Jiangdong New District, Heyuan	Industrial	70%	246,370
42	OVU Yuhua Zhigu (OVU雨花智谷)	Nanjing	East of Longteng South Road, South of Fengyi Road, Banqiao Street, Yuhuatai District, Nanjing	Industrial	80%	145,210
43	OVU Changjiang Zhigu (OVU長江智谷)	Wuhan	OVU Changjiang Zhigu, Shenghai Avenue, Wuhu Street, Changjiang New District, Wuhan	Industrial	80%	122,241
Total						5,085,813

2. Leasing of Properties in Self-owned Parks

As of 30 June 2026, the Group owned 961,000 sq.m. of leasable area of self-owned properties and 685,000 sq.m. of leased area, with an occupancy rate of 71%. During the Reporting Period, the rental income amounted to RMB119.5 million, representing an increase of 1.9% as compared to the same period of last year. High-quality self-owned properties enriched the ecological system of industrial parks, enhanced the dynamic of the industrial parks, helped attract investment and improved the branding of the Group.

Industrial Investment

CEC-CICC (Xiamen) Electronic Industry Private Equity Investment Management Co., Ltd.* (中電中金(廈門)電子產業私募股權投資管理有限公司) ("**CEC & CICC**") and Wuhan Lingdu Capital Investment and Management Co., Ltd.* (武漢零度資本投資管理有限公司) ("**Lingdu Capital**") under CEOVU have established a number of industrial investment funds. The industrial ecology featuring information innovation and cyber security, integrated circuits, digital city, smart manufacturing and cultural & creative entertainment has initially taken shape.

"Lingdu Capital" is a professional investment institution initiated and established by CEOVU. The company mainly engages in private equity investment, mergers and acquisitions, matching between investing and financing, investment consulting, and venture capital services, and has jointly established angel investment funds, industrial investment funds, and merger and acquisition funds with a number of local governments. Lingdu Capital has invested in equity in the areas of digital city, smart manufacturing, network information and new materials, and has gradually established a diversified corporate industrial ecosystem. The company seizes the general trend of industrial upgrading in the regional economy in China, cultivates innovative enterprises, and builds an innovative ecosystem. With a deep understanding of industrial ecology and industrial development, a set of methodology for growth and mergers and acquisitions from start-ups to listed companies has been established, and targeted industrial ecological construction plans have been designed to help local governments promote industrial upgrading and transformation. As of the end of the Reporting Period, under Lingdu Capital, there were 10 funds including Yudatong Fund* (譽達通基金), Donghu Lingdu Fund* (東湖零度基金), Yuanshang Zhigu Fund* (原上智谷基金) and Wujiang Fund* (吳江基金) which promoted the development of four major fields: digital city, network information, smart manufacturing, and new materials.

The Group, together with CICC Capital Operation Co., Ltd.* (中金資本運營有限公司) and others, established CEC & CICC, which is responsible for the establishment and management of CEC & CICC (Xiamen) Intelligent Industry Equity Investment Fund Partnership (L.P.)* (中電中金(廈門)智能產業 股權投資基金合夥企業(有限合夥)) ("**CEC & CICC Fund**"). CEC & CICC Fund makes full use of the industrial presence and network resources of CEC, leverages the capabilities of CICC's professional investment team in investment and financing, and gives full play to its strengths to provide investors with excellent financial returns.

During the Reporting Period, Zhejiang Laifu Harmonic Drive Co., Ltd.* (浙江來福諧波傳動股份有限公司), a portfolio company of CEC & CICC Fund, was listed on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"), and Yihua Technology (Beijing) Co., Ltd.* (翼華科技(北京)股份有限公司), also invested by CEC & CICC Fund, completed multiple series of financing. Meanwhile, CEC & CICC Fund completed the full equity withdrawal from CITIC Mobile Communication Technology Co., Ltd.* (中信科移動通信技術股份有限公司) and Shandong Caike New Materials Co., Ltd.* (山東彩客新材料有限公司), and completed partial equity withdrawal from seven projects, namely Weiyuan Energy Technology Co., Ltd.* (惟遠能源技術股份有限公司), Guohong Hydrogen Energy Technology (Jiaxing) Co., Ltd.* (國鴻氫能科技(嘉興)股份有限公司), Beijing Leyan Technology Co., Ltd.* (北京樂研科技股份有限公司), Hunan Shenyi Precision Components Co., Ltd.* (湖南申億精密零部件股份有限公司), Shanghai Juhong Optoelectronics Technology Co., Ltd.* (上海聚虹光電科技有限公司), Huiran Technology Co., Ltd.* (惠然科技有限公司), and Shanghai Hejing Silicon Materials Co., Ltd. (上海合晶硅材料股份有限公司).

SUBSEQUENT IMPORTANT EVENTS

From the end of the Reporting Period to the date of this report, the Group had no subsequent important events or other commitments that may materially affect the Group's financial condition and operation.

FUTURE PROSPECT

Inventory Reduction and Debt Reduction Creating a Virtuous Cycle

In the second half of the year, the Group will set the reduction of inventory and debt as its core objectives, focusing its efforts on driving corporate transformation and upgrading, as well as optimising its asset structure. By implementing a range of practical measures, the Group will achieve tangible results in reducing its existing inventory, thereby recovering funds and reducing debt.

Implementing Asset Capitalisation in Line with Local Conditions

We will advance the transition to an asset-light business model, with asset capitalisation as the core implementation strategy, and make every effort to revitalise existing real estate assets. Through these asset capitalisation measures, we aim to actively optimise our financing structure, and achieve substantial breakthroughs in our operational transformation.

Resolutely Implementing the Development Principle of "Development Driven by Sales, Agile Customisation"

In light of the current situation where the industrial park market is facing pressure on overall volume and structural divergence, we must resolutely abandon the model of large-scale, cluster-based development. Instead, we must adhere to an approach of "first identifying client needs, then collaborating to build the facilities", scientifically manage the pace of project development, strictly control the scale of new construction starts, operate prudently in line with actual conditions, effectively mitigate operational risks, and lay a solid foundation for sustainable development.

Further Enhancing the Quality of Investment Property Management

We will continue to deepen our expertise in the management of investment properties. We will acknowledge the variations in performance metrics across different projects arising from objective factors such as location and property type, and flexibly optimise our management strategies. By utilising digital tools as a key enabler to enhance the efficiency of asset management, we aim to further improve the quality of investment property management, steadily enhance quality and efficiency, and increase the value of our existing portfolio.

FINANCIAL REVIEW

Revenue

During the Reporting Period, the revenue of the Group was RMB1,254.7 million, representing a decrease of RMB216.0 million or 14.7% as compared to the same period of 2025. The following table sets forth the revenue of the Group by business segment:

	For the six months ended 30 June			
	2026		2025	
	Revenue (RMB'000)	% of total	Revenue (RMB'000)	% of total
Industrial park operation services	**909,545**	**72.5%**	1,038,192	70.6%
Design and construction services	**257,539**	**20.5%**	372,343	25.3%
Property management services	**414,042**	**33.0%**	417,166	28.4%
Energy services	**56,140**	**4.5%**	43,394	3.0%
Group catering and hotel services	**57,212**	**4.6%**	72,387	4.9%
Property leasing services	**59,413**	**4.7%**	80,202	5.5%
Others	**65,199**	**5.2%**	52,700	3.5%
Industrial park development services	**345,160**	**27.5%**	432,493	29.4%
Sales of industrial park space	**225,690**	**18.0%**	315,268	21.4%
Leasing services of properties in self-owned parks	**119,470**	**9.5%**	117,225	8.0%
Total	**1,254,705**	**100.0%**	1,470,685	100.0%

Cost of Sales

Cost of sales primarily consisted of (i) cost of properties sold in respect of the Group's industrial park development business (which mainly includes land acquisition costs, construction costs, capitalized interest and other costs for fair value adjustment in relation to acquisition of project companies); and (ii) cost of industrial park operation services.

During the Reporting Period, cost of sales of the Group amounted to RMB945.3 million, representing a decrease of RMB158.3 million or 14.3% over the same period in 2025. As of 30 June 2025 and 30 June 2026, the cost of sales of the Group represented 75.0% and 75.3%, respectively, of the revenue of the Group.

Gross Profit and Gross Profit Margin

During the Reporting Period, the overall gross profit of the Group was RMB309.4 million, representing a decrease of RMB57.7 million as compared with the same period in 2025. The overall gross profit margin was 24.7%, representing a decrease of 0.3 percentage points as compared with 25.0% of the gross profit margin for the same period in 2025.

Other Income

During the Reporting Period, other income of the Group was RMB18.1 million, representing a decrease of RMB47.2 million as compared to the same period in 2025.

Selling and Distribution Expenses

Selling and distribution expenses primarily consisted of advertising and promotional expenses, sales and marketing staff cost, travelling and communication expenses, office administration expenses, depreciation expenses and others.

During the Reporting Period, selling and distribution expenses of the Group were RMB49.6 million, representing a decrease of 29.8% as compared to the same period of 2025.

Administrative Expenses

Administrative expenses primarily consisted of administrative staff costs, office administration expenses, travelling expenses, meeting and communication expenses, other indirect taxes, depreciation and amortization expenses, professional fees, and others.

During the Reporting Period, administrative expenses of the Group were RMB131.3 million, representing a decrease of RMB26.4 million or 16.8% as compared to the same period of 2025.

Fair Value Changes of Investment Properties

During the Reporting Period, fair value losses on the Group's investment properties were RMB109.3 million, representing an increase of losses of RMB105.8 million as compared with the same period in 2025, primarily due to the recognition of losses arising from fair value changes in self-owned properties in the current period of RMB43.4 million, as a result of the decrease in valuation which was caused by the reduced rents as affected by the market.

The Group did not change any valuation techniques in determining the fair values under Level 3 of the fair value hierarchy.

Impairment Losses on Financial and Contract Assets

During the Reporting Period, the Group's impairment losses on financial and contract assets were RMB102.4 million, representing an increase in losses of RMB150.5 million as compared with the same period in 2025, primarily due to the Group's assessment of recoverability and the recoverable amount, which took into account the loan terms of corporate borrowers, their assets and liabilities, and the expected future realisability of the assets; impairment was recognised for third-party loans and loans to related parties during the current period, whereas in the corresponding period of the previous year, the recovery of repayments on certain third-party loans resulted in the reversal of part of the impairment. There have been no changes to the Group's approach to the impairment assessment of financial and contract assets.

Income Tax Expense

During the Reporting Period, income tax credit of the Group was RMB17.2 million, representing a decrease of expense of RMB87.3 million as compared with the same period in 2025, which was primarily due to (i) the decrease in PRC land appreciation tax of RMB9.4 million; (ii) the decrease in PRC corporate income tax expense (excluding deferred income tax) of RMB44.5 million; and (iii) the increase in PRC corporate deferred income tax credit of RMB33.4 million.

Loss for the Reporting Period

As a result of the foregoing, during the Reporting Period, the Group's financial performance shifted from a profit to a loss, with a loss before tax of RMB113.2 million, compared with a profit before tax of RMB72.2 million for the same period in 2025. This change was primarily attributable to a combination of factors: (1) against the backdrop of macroeconomic pressures in the domestic property sector, intensifying operational challenges and the continued weakness of the property industry, clients deferred their demand for the Group's industrial park operation services and industrial park development services, resulting in a reduction in revenue recognised from both the industrial park operation services and industrial park development services segments; (2) rents were reduced in response to market conditions, leading to a decline in the fair value of investment properties; and (3) the Company recognised a certain amount of impairment losses on financial assets.

FINANCIAL POSITION

Properties under Development

The carrying amount of properties under development of the Group decreased by RMB155.8 million from RMB2,400.1 million as at 31 December 2025 to RMB2,244.3 million as at 30 June 2026.

Completed Properties Held for Sale

The carrying amount of completed properties held for sale of the Group decreased by RMB151.8 million from RMB3,749.5 million as at 31 December 2025 to RMB3,597.7 million as at 30 June 2026, primarily due to the amount transferred upon completion and filing of the projects being less than the amount transferred to cost of sales of the Group in the Reporting Period.

Trade and Other Receivables

The Group's trade and other receivables decreased by RMB250.2 million from RMB3,391.1 million as at 31 December 2025 to RMB3,140.9 million as at 30 June 2026, which was primarily due to the recovery of prior-period receivables during the current period.

Trade and Other Payables

The Group's trade and other payables decreased by RMB533.8 million from RMB2,636.5 million as at 31 December 2025 to RMB2,102.7 million as at 30 June 2026, which was primarily due to the Group's strict control over construction progress in accordance with its sales clearance progress during the first half of 2026, resulting in a decrease in the corresponding payables for related construction work.

Liquidity and Capital Resources

The Group primarily uses cash to pay construction costs, land costs, infrastructure costs and finance costs incurred in connection with its industrial park developments, repayment of debts and allocation of working capital and general recurrent expenses. The Group's cash inflow is mainly from the cash generated from pre-sale and sale of its properties, as well as proceeds from bank loans and other borrowings.

During the Reporting Period, the Group's net cash outflow from operating activities was RMB335.7 million, mainly consisting of the expenses from existing project construction.

During the Reporting Period, the Group's net cash inflow from financing activities was RMB331.4 million, mainly related to issue of the first tranche of the corporate bonds amounted to RMB500.0 million during the Reporting Period.

KEY FINANCIAL RATIOS

Current Ratio

Current ratio of the Group, representing total current assets divided by total current liabilities, increased from 1.58 as at 31 December 2025 to 1.64 as at 30 June 2026, primarily due to the decline in the Group's current liabilities exceeding that of its current assets during the Reporting Period.

Net Gearing Ratio

Net gearing ratio of the Group, representing the ratio of net debt, which is the sum of total borrowings less total cash (excluding supervision accounts for construction of pre-sale properties) divided by the sum of net debt and total equity, increased from 43.8% as at 31 December 2025 to 45.3% as at 30 June 2026. The ratio is still within the range of controllable risk.

Indebtedness

The Group's total outstanding indebtedness increased by RMB390.9 million from RMB7,466.5 million as at 31 December 2025 to RMB7,857.4 million as at 30 June 2026. Under the current facility repayment schedule, the contractual maturity dates of the Group's relevant borrowings range from 2026 to 2052, with a scheduled repayment amount of RMB2,973.3 million in 2027 (including the principal due on the offshore syndicated loan). During the Reporting Period, the Group fulfilled its obligations to repay principal and interest in accordance with the relevant facility agreements. There were no instances of significant overdue repayments or breaches of the facility agreements. The Group will meet its maturing debt obligations and day-to-day working capital requirements using cash generated from operating activities, existing banking facilities and other available facility arrangements.

Contingent Liabilities

The Group provides guarantees for its customers' mortgage loans with PRC banks to facilitate their purchases of the Group's pre-sale properties.

As at 31 December 2025 and 30 June 2026, the outstanding guarantees for mortgage loans granted to customers of its pre-sale properties were approximately RMB1,224.5 million and RMB1,137.2 million, respectively.

Net Current Assets

Current assets of the Group primarily consisted of properties under development, completed properties held for sale, trade and other receivables, and cash and cash equivalents. Total current assets of the Group were approximately RMB11,156.4 million as at 30 June 2026, as compared to RMB11,615.0 million as at 31 December 2025. As at 31 December 2025 and 30 June 2026, total cash and cash equivalents of the Group amounted to approximately RMB1,556.1 million and RMB1,649.6 million, respectively. The Group primarily financed its expenditures through internally generated cash flows, being primarily cash generated through pre-sale and sale of its properties and cash from bank loans and other borrowings.

Current liabilities of the Group primarily consisted of trade and other payables, banks and other borrowings and current tax liabilities. Trade and other payables represent costs related to its development activities. Total current liabilities of the Group were approximately RMB6,803.5 million as at 30 June 2026, as compared to RMB7,339.9 million as at 31 December 2025.

As at 30 June 2026, the Group had net current assets of approximately RMB4,352.9 million as compared to RMB4,275.1 million as at 31 December 2025. The increase in net current assets of the Group was primarily due to a decrease in non-current borrowings due within one year during the Reporting Period, leading to a decrease in current liabilities.

Capital Expenditures and Capital Commitments

During the Reporting Period, capital expenditures of the Group were RMB13.4 million. Capital expenditures of the Group were primarily related to expenditure for purchases of property, plant and equipment and purchases of intangible assets.

As at 30 June 2026, the Group's outstanding commitments related to property development expenditure and investment were RMB2,330.1 million.

The Group estimates that its capital expenditures and capital commitments will further increase as its business and operation continue to expand. The Group anticipates that these capital expenditures and capital commitments will be financed primarily by bank borrowings and cash flow generated from operating activities. If necessary, the Group may raise additional funds on terms that are acceptable to it.

EMPLOYEES

As of 30 June 2026, the Group had 7,064 full-time employees. The staff cost of the Group was approximately RMB407.4 million for the Reporting Period, representing a decrease of RMB13.2 million as compared to the same period of last year. The Group enters into employment contracts with its employees to cover matters such as position, terms of employment, wages, employee benefits and liabilities for breach and grounds for termination. The remuneration package of the employees includes basic salaries, allowances, bonuses and other employee benefits. The Group has implemented measures for assessing employees' performance and promotion and a system of employee compensation and benefits. In general, the Group determines employee salaries based on each employee's qualifications, position and seniority.

Pursuant to the relevant labor rules and regulations in China, the Group participates in statutory contribution pension schemes which are managed and operated by the relevant local government authorities. The Group is required to make contributions to such schemes of an amount ranging from 16.0% to 20.0% of the average salary announced annually by the local municipal government. The local government authorities are responsible for the entire pension obligations payable to retired employees. The Group's contributions to the statutory contribution pension schemes are not reduced by contributions forfeited by those employees who leave the scheme prior to vesting fully in such contributions.

For details of the remuneration policy and share award scheme, please refer to the sections headed "Employee and Remuneration Policy" and "Share Award Scheme" in the Directors' Report.

Employee Training and Development

We advocate the motto "make learning a way of working (讓學習成為一種工作方式)", and respect every employee's self-development and career planning. To enhance our human resources, we built a scientific employee training system and employee development mechanism, which is classified into the five major categories of new employee training, campus recruitment "Stars of Optics Valley Training" (光谷之星培訓), on-the-job training, professional topics training, key cadre training, based on different training targets and purposes. Through this unique hierarchical training system, we carry out targeted and personalized trainings for our employees to expedite their learning of the requisite skills for their positions, and achieve growth in line with their personal development plans. We have also established an internal online learning platform, OVU Learning Cloud (OVU學雲), which converts work experience into knowledge and shares experience and knowledge across the Group, so as to provide sufficient internal and external learning resources to cultivate all-round business personnel.

PLEDGED ASSETS

As at 30 June 2026, outstanding bank borrowings have been secured by certain assets of the Group with a total net book value of RMB6,501.4 million, including investment properties, properties under development, completed properties held for sale, property, plant and equipment.

MARKET RISKS

The Group is exposed to market risks, primarily liquidity, interest rate, foreign currency and credit risks, during the normal course of business.

LIQUIDITY RISK

The Group reviews its liquidity position on an on-going basis, including expected cash flow, sale/pre-sale results of its respective property projects, maturity of loans and the progress of planned property development projects.

INTEREST RATE RISK

The Group is exposed to interest rate risks, primarily relating to its corporate bonds, bank and other borrowings, which had an outstanding amount of RMB7,857.4 million as at 30 June 2026. The interest rate structure comprises fixed and variable rates, with rates ranging from 2.51% to 4.73%. The average interest rate for the Reporting Period was 3.7%. The Group undertakes debt obligations to support its property development and general working capital needs. Soaring interest rates may increase the finance costs of the Group. Fluctuations in interest rates may also lead to significant fluctuations in the fair values of its debt obligations. The Group currently does not carry out any hedging activities to manage its interest rate risk.

FOREIGN EXCHANGE RISK

The Group's functional currency is Renminbi and substantially all of its turnover, expenses, cash, deposits and borrowings are denominated in Renminbi. The Group's exposures to currency exchange rates arise from certain of its cash and bank balances which are denominated in Hong Kong dollar. In the event of a depreciation of the Hong Kong dollar against Renminbi, the value of its cash and bank balances in Hong Kong dollar will decline. In addition, if the Group maintains any foreign currency denominated assets or liabilities, including raising any foreign currency-denominated debts, fluctuations in Renminbi exchange rates will have an impact on the value of such assets and liabilities, thus affecting the financial condition and results of operations of the Group. The Group does not use derivative financial instruments to hedge its foreign currency risk. The Group reviews its foreign currency exposures regularly and considers that there is no significant exposure on its foreign currency risk.

CREDIT RISK

The Group is exposed to credit risks, primarily attributable to trade and other receivables. With respect to leasing income from its investment properties, we believe that the Group holds sufficient deposits to cover its exposure to potential credit risk. An aging analysis of the receivables is performed on a regular basis, which the Group monitors closely to minimize any credit risk associated with these receivables. The Group has no concentration of credit risk in view of its large number of customers. The Group did not record any significant bad debt losses during the Reporting Period.

MATERIAL ACQUISITIONS

The Group did not have any material acquisitions of subsidiaries, associates and joint ventures for the six months ended 30 June 2026.

MATERIAL DISPOSALS

The Group did not have any material disposals of subsidiaries, associates and joint ventures for the six months ended 30 June 2026.

The Board is pleased to present its report together with the unaudited interim results of the Group for the six months ended 30 June 2026.

INTERIM DIVIDEND

The Board does not recommend the distribution of any interim dividend for the Reporting Period.

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 during the Reporting Period.

As at 30 June 2026, the Company did not hold any treasury shares (as defined under the Listing Rules).

DIRECTORS

The Directors for the Reporting Period and up to the date of this interim report were:

Non-executive Directors

Ms. Liu Bo *(Chairman)*
Mr. Zhang Jie
Mr. Hu Bin
Ms. Zeng Yumei
Mr. Zang Saijun

Independent Non-executive Directors

Mr. Qiu Hongsheng
Mr. Peng Weidong (appointed on 13 January 2026)
Mr. Hu Lijun (appointed on 9 May 2026)
Mr. Qi Min (resigned on 7 May 2026)

Executive Director

Mr. Huang Liping *(President)*

Mr. Qi Liang tendered his resignation as an independent non-executive Director, the chairman of the Remuneration Committee and a member of the Audit Committee with effect from 18 December 2025. Following the resignation of Mr. Qi Liang, the composition of the then Board comprised one (1) executive Director, five (5) non-executive Directors and two (2) independent non-executive Directors. The number of independent non-executive Directors on the then Board was less than three and also represented less than one-third of the members of the then Board as required under Rules 3.10(1) and 3.10A of Listing Rules. In addition, following the resignation of Mr. Qi Liang, the Company did not meet the composition requirements for the Audit Committee and the Remuneration Committee as required under Rules 3.21 and 3.25 of the Listing Rules and the terms of reference of the respective committees. The Company endeavoured to identify a suitable candidate to be appointed as an independent non-executive director and as a member of each of the Audit Committee and the Remuneration Committee. On 13 January 2026, Mr. Peng Weidong ("**Mr. Peng**") was appointed as an independent non-executive Director, the chairman of the Remuneration Committee and a member of the Audit Committee. Following the appointment of Mr. Peng, the composition of the then Board comprised one (1) executive Director, five (5) non-executive Directors and three (3) independent non-executive Directors, and the Company had since fulfilled the requirements under Rules 3.10(1) and 3.10A of the Listing Rules. In addition, following the appointment of Mr. Peng as a member of the Audit Committee and the chairman of the Remuneration Committee, the Company had also complied with the composition requirements for the Audit Committee and the Remuneration Committee as required under Rules 3.21 and 3.25 of the Listing Rules and the terms of reference of the respective committees.

Mr. Qi Min tendered his resignation as an independent non-executive Director, a member of each of the Audit Committee, the Remuneration Committee and the Nomination Committee with effect from 7 May 2026. Following the resignation of Mr. Qi Min, the composition of the then Board comprised one (1) executive Director, five (5) non-executive Directors and two (2) independent non-executive Directors. The number of independent non-executive Directors on the then Board was less than three and also represented less than one-third of the members of the then Board as required under Rules 3.10(1) and 3.10A of Listing Rules. In addition, following the resignation of Mr. Qi Min, the Company did not meet the composition requirements for the Audit Committee, the Remuneration Committee and the Nomination Committee as required under Rules 3.21, 3.25 and 3.27A of the Listing Rules and the terms of reference of the respective committees. The Company endeavoured to identify a suitable candidate to be appointed as an independent non-executive director and as a member of each of the Audit Committee, the Remuneration Committee and the Nomination Committee. On 9 May 2026, Mr. Hu Lijun ("**Mr. Hu**") was appointed as an independent non-executive Director and a member of each of Audit Committee, the Remuneration Committee and the Nomination Committee. Following the appointment of Mr. Hu, the composition of the Board comprises one (1) executive Director, five (5) non-executive Directors and three (3) independent non-executive Directors, and the Company has since fulfilled the requirements under Rules 3.10(1) and 3.10A of the Listing Rules. In addition, following the appointment of Mr. Hu as a member of each of the Audit Committee, the Remuneration Committee and the Nomination Committee, the Company has complied with the composition requirements for the Audit Committee, the Remuneration Committee and the Nomination Committee as required under Rules 3.21, 3.25 and 3.27A of the Listing Rules and the terms of reference of the respective committees.

CHANGES TO INFORMATION IN RESPECT OF DIRECTORS

Mr. Hu Lijun has been appointed as an independent director of Zhejiang Wanfeng Auto Wheel Co., Ltd., a company listed on the Shenzhen Stock Exchange (Stock Code: 002085), effective from 9 July 2026.

Save as disclosed above, the Company is not aware of change of information of the Directors that is required to be disclosed under Rule 13.51B(1) of the Listing Rules since the publication of the Company's annual report for the year ended 31 December 2025.

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

No rights to acquire benefits by means of the acquisition of Shares or debentures of the Company were granted to any Director or their respective spouse or children under 18 years of age, nor were any such rights exercised by them, nor was the Company or any of its subsidiaries a party to any arrangement to enable the Directors, or their respective spouse or children under 18 years of age, to acquire such rights in any other body corporate during the Reporting Period.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITION IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 30 June 2026, the interests and short positions of the Directors and the chief executive of the Company in the Shares, underlying Shares or debentures of the Company or its associated corporations (within the meaning of Part XV of the SFO) which were (i) recorded in the register required to be kept under section 352 of the SFO, or (ii) required to be notified to the Company and the Stock Exchange pursuant to the Model Code set out in Appendix C3 to the Listing Rules were as follows:

Interests in the Company

Name of Director	Nature of Interest	Number of Shares Held[(1)]	Approximate Percentage of Shareholding[(2)]
Mr. Huang Liping	Interest in controlled corporation	1,904,188,000[(3)]	25.70%
Mr. Hu Bin	Beneficial owner	70,320,000	0.95%

Notes:

(1) All the above Shares were held in long position (as defined under Part XV of the SFO).

(2) The percentages disclosed were calculated based on the total number of issued Shares of the Company as at 30 June 2026, i.e., 7,408,560,000.

(3) Mr. Huang Liping held 100% equity interests in each of AAA Finance and Lidao BVI. Under the SFO, Mr. Huang Liping was deemed to be interested in 1,784,188,000 Shares held by AAA Finance and 120,000,000 Shares held by Lidao BVI.

Save as disclosed above, as at 30 June 2026, so far as is known to any Director or the chief executive of the Company, none of the Directors or the chief executive of the Company had any interests or short positions in the Shares, underlying Shares or debentures of the Company or its associated corporations which were (i) recorded in the register required to be kept under section 352 of the SFO, or (ii) required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 30 June 2026, the following persons (not being a Director or chief executive of the Company) had interests or short positions in the Shares or underlying Shares of the Company as recorded in the register required to be kept by the Company pursuant to section 336 of the SFO:

Name of Shareholder	Nature of Interest	Number of Shares Held(1)	Approximate Percentage of Shareholding(2)
CEIS	Beneficial owner	2,550,000,000	34.42%
CEC	Interest in controlled corporation	2,550,000,000(3)	34.42%
AAA Finance	Beneficial owner	1,784,188,000(4)	24.08%
Technology Investment HK	Beneficial owner	479,910,000	6.48%
Hubei Science & Technology Investment	Interest in controlled corporation	479,910,000(5)	6.48%
Li Wa	Interest in controlled corporation	375,000,000(6)	5.06%
Capable Silver Limited	Interest in controlled corporation	375,000,000(6)	5.06%
LOYAL LEADER ENTERPRISE LIMITED	Beneficial owner	375,000,000(6)	5.06%

Notes:

(1) All the above Shares were held in long position (as defined under Part XV of the SFO).

(2) The percentages disclosed were calculated based on the total number of issued shares of the Company as at 30 June 2026, i.e., 7,408,560,000.

(3) These Shares were held by CEIS. As CEIS is a wholly-owned subsidiary of China Electronics Co. Ltd.* (中國電子有限公司) (which in turn is owned by CEC as to approximately 81.7%), CEC was deemed to be interested in all the Shares held by CEIS under the SFO.

(4) AAA Finance was wholly owned by Mr. Huang Liping, executive Director. Mr. Huang Liping's interests therein are set out in the section headed "Directors' and Chief Executive's Interests and Short Positions in Shares, Underlying Shares and Debentures" in this report.

(5) These Shares were held by Technology Investment HK. Hubei Science & Technology Investment held 100% equity interest in Technology Investment HK. Under the SFO, Hubei Science & Technology Investment was deemed to be interested in all the Shares held by Technology Investment HK.

(6) These Shares were held by Loyal Leader Enterprise Limited, a wholly-owned subsidiary of Capable Silver Limited, which is in turn wholly owned by Li Wa. Under the SFO, both Capable Silver Limited and Li Wa were deemed to be interested in all the Shares held by Loyal Leader Enterprise Limited.

Save as disclosed above, as at 30 June 2026, the Company has not been notified by any person (not being the Directors or chief executive of the Company) who had interests or short positions of 5% or more in the Shares or underlying Shares of the Company as recorded in the register required to be kept pursuant to section 336 of the SFO.

MATERIAL ACQUISITIONS

The Group did not have any material acquisitions of subsidiaries, associates and joint ventures for the six months ended 30 June 2026.

MATERIAL DISPOSALS

The Group did not have any material disposals of subsidiaries, associates and joint ventures for the six months ended 30 June 2026.

CORPORATE GOVERNANCE

The Company believes that maintaining high standards of corporate governance is the foundation for effective management and successful business growth. The Company is committed to developing and maintaining robust corporate governance practices to safeguard the interests of the Shareholders and to enhance the corporate value, accountability and transparency of the Company.

The Company has adopted the principles and code provisions of the Corporate Governance Code (the "**CG Code**") set out in Appendix C1 to the Listing Rules as the basis of its corporate governance practices. During the Reporting Period, the Company has complied with the principles and code provisions of the CG Code.

MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted 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 enquiries with all the Directors, all the Directors confirmed that they have complied with the standards as set out in the Model Code throughout the Reporting Period.

EMPLOYEE AND REMUNERATION POLICY

As at 30 June 2026, the Group had 7,064 employees in Chinese Mainland and Hong Kong. For the six months ended 30 June 2026, the staff cost of the Group was approximately RMB407.4 million.

The employees' remuneration policy is determined by reference to factors such as remuneration information in respect of the local market, the overall remuneration standard in the industry, inflation level, corporate operating efficiency and each employee's qualifications, position, seniority and performance.

The remuneration package of the employees includes basic wages, allowance, bonuses and other employee benefits. The Group has designed an annual review system to assess the performance of its employees, which forms the basis of determining salary increments, bonuses and promotion.

The Remuneration Committee was set up to develop the Group's emolument policy and structure for remuneration of the Directors and senior management of the Group, having regard to the individual contribution and performance of the Directors and senior management of the Group and comparable market practices.

SHARE AWARD SCHEME

On 22 December 2016, the Company adopted a share award scheme, pursuant to which the Company may grant existing Shares to selected participants (namely directors, senior officers and/or employees, whether full-time or part-time, of any member of the Group). The reason for adopting the share award scheme is to recognise the contributions by certain directors, senior officers and/or employees and to incentivise them in order to retain them for the continual operation and development of the Group and to attract suitable personnel for further development of the Group. No new Shares will be granted under the share award scheme.

On 14 December 2021, the Board resolved to extend the share award scheme for 5 years such that the share award scheme will expire on 21 December 2026. Details of the share award scheme are set out in the Company's announcements dated 22 December 2016 and 14 December 2021.

During 2016, the trustee appointed by the Company for the purpose of the share award scheme purchased a total of 152,998,000 Shares at a total consideration of HK$122,928,380 (equivalent to RMB110,105,000) according to the share award scheme. As at 1 January 2026 and 30 June 2026, the number of Shares available for grant under the share award scheme were 152,998,000 Shares. As at 30 June 2026, none of the 152,998,000 Shares (representing approximately 2% of the issued Shares of the Company) had been granted. The total number of Shares available for issue under the share award scheme is 152,998,000, representing approximately 2% of the issued Shares of the Company as at 1 January 2026 and 30 June 2026. The maximum number of Shares which may be awarded each year to a selected participant under the share award scheme shall not exceed two per cent. (2%) of the issued share capital of the Company from time to time (excluding Shares which have been vested in the relevant selected participant). The Remuneration Committee is entitled to impose any conditions (including without limitation, a vesting period and/or performance targets, payment of a certain purchase price to the Company and other criteria, if any, to be satisfied by the selected participant) as it deems appropriate in its sole and absolute discretion before the awarded Shares can vest. Since no awards have been made since 22 December 2016 until 30 June 2026, no related vesting periods, purchase price (and its payment period and basis of determination) have been fixed.

REVIEW OF INTERIM RESULTS AND REPORT BY THE AUDIT COMMITTEE

The Audit Committee has reviewed together with the management and the independent auditor the accounting principles and policies adopted by the Group, the unaudited interim results for the six months ended 30 June 2026 and this interim report.

On behalf of the Board
China Electronics Optics Valley Union Holding Company Limited
Liu Bo
Chairman

Wuhan, the PRC
25 August 2026

TO THE BOARD OF DIRECTORS OF CHINA ELECTRONICS OPTICS VALLEY UNION HOLDING COMPANY LIMITED
(incorporated in the Cayman Islands with limited liability)

INTRODUCTION

We have reviewed the unaudited condensed interim consolidated financial statements of China Electronics Optics Valley Union Holding Company Limited (the "Company") and its subsidiaries (together, the "Group") set out on pages 36 to 77, which comprise the unaudited condensed consolidated statement of financial position as at 30 June 2026 and the unaudited condensed consolidated statement of profit or loss, the unaudited condensed consolidated statement of comprehensive income, the unaudited condensed consolidated statement of changes in equity and the unaudited condensed consolidated statement of cash flows for the six-month period then ended, and notes to the unaudited condensed consolidated interim financial statements, including material accounting policy information. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 "Interim Financial Reporting" ("IAS 34") as issued by the International Accounting Standards Board ("IASB"). The directors of the Company are responsible for the preparation and presentation of these unaudited condensed interim consolidated financial statements in accordance with IAS 34. Our responsibility is to express a conclusion on the unaudited condensed interim consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" as issued by the Hong Kong Institute of Certified Public Accountants. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the unaudited condensed interim consolidated financial statements of the Group are not prepared, in all material respects, in accordance with IAS 34.

Daxin Global (HK) CPA Limited
Certified Public Accountants
9th floor,
Leighton Centre,
77 Leighton Road,
Causeway Bay,
Hong Kong
25 August 2026

Chung Wai Chuen, Alfred
Practising Certificate Number P05444

Unaudited Condensed Consolidated Statement of Profit or Loss

	Notes	Unaudited Six months ended 30 June 2026 RMB'000	 2025 RMB'000
Revenue	7	**1,254,705**	1,470,685
Cost of sales and provision of services		**(945,348)**	(1,103,562)
Gross profit		**309,357**	367,123
Other income	8	**18,097**	65,337
Other gains, net	9(a)	**12,904**	3,978
Selling and distribution expenses		**(49,573)**	(70,598)
Administrative expenses		**(131,282)**	(157,742)
Other expenses		**(729)**	(1,087)
Net (impairment losses)/reversal of impairment losses on financial and contract assets	9(b)	**(102,351)**	48,098
Operating profit before changes in fair value of investment properties		**56,423**	255,109
Fair value losses on investment properties	15	**(109,297)**	(3,543)
Operating (loss)/profit after changes in fair value of investment properties		**(52,874)**	251,566
Finance income	10(a)	**8,787**	25,297
Finance costs	10(a)	**(147,053)**	(181,509)
Net finance costs		**(138,266)**	(156,212)
Share of profits/(losses) of associates	16	**101,736**	(11,644)
Share of losses of joint ventures	17	**(23,746)**	(11,471)
(Loss)/profit before income tax	10	**(113,150)**	72,239
Income tax credit/(expense)	11	**17,187**	(70,130)
(Loss)/profit for the period		**(95,963)**	2,109
(Loss)/profit attributable to:			
– Owners of the Company		**(89,758)**	1,771
– Non-controlling interests		**(6,205)**	338
(Loss)/profit for the period		**(95,963)**	2,109
Basic and diluted (loss)/earnings per share (RMB cents)	13	**(1.21)**	0.02

The above unaudited condensed consolidated statement of profit or loss should be read in conjunction with the accompanying notes.

Unaudited Condensed Consolidated Statement of Comprehensive Income

	Unaudited Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
(Loss)/profit for the period	**(95,963)**	2,109
Other comprehensive (loss)/income		
Items that may be reclassified to profit or loss		
– Currency translation differences	**(42,279)**	212
Items that will not be reclassified to profit or loss		
– Changes in the fair value of equity investments at fair value through other comprehensive income	**(18,208)**	377
– Income tax relating to these items	**–**	(94)
Other comprehensive (loss)/income for the period, net of tax	**(60,487)**	495
Total comprehensive (loss)/income for the period	**(156,450)**	2,604
Attributable to:		
– Owners of the Company	**(150,245)**	2,266
– Non-controlling interests	**(6,205)**	338
Total comprehensive (loss)/income for the period	**(156,450)**	2,604

The above unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

Unaudited Condensed Consolidated Statement of Financial Position

	Notes	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
Non-current assets			
Property, plant and equipment	14	**602,150**	578,658
Right-of-use assets		**55,869**	60,802
Investment properties	15	**7,372,578**	7,517,738
Intangible assets		**64,257**	65,152
Investments in associates	16	**765,027**	718,345
Investments in joint ventures	17	**429,421**	452,967
Financial assets at fair value through profit or loss	6(a)	**942,463**	930,219
Financial assets at fair value through other comprehensive income	6(a)	**–**	18,208
Trade and other receivables and prepayments	21	**35,747**	56,379
Deferred income tax assets		**204,337**	159,959
		10,471,849	10,558,427
Current assets			
Properties under development	18	**2,244,258**	2,400,126
Completed properties held for sale	19	**3,597,689**	3,749,538
Inventories	20	**85,222**	82,583
Trade and other receivables and prepayments	21	**3,105,108**	3,334,721
Prepaid income taxes		**33,213**	10,663
Contract assets	24	**373,162**	395,514
Deposits in banks with original maturities over three months		**24,860**	24,760
Restricted cash	22	**43,306**	61,076
Cash and cash equivalents	23	**1,649,594**	1,556,067
		11,156,412	11,615,048
Total assets		**21,628,261**	22,173,475
Current liabilities			
Contract liabilities	24	**343,085**	299,917
Trade and other payables	25	**2,102,740**	2,636,487
Corporate bonds	26	**500,000**	–
Bank and other borrowings	27	**3,202,363**	3,621,229
Lease liabilities		**97,954**	77,965
Current income tax liabilities		**515,356**	662,538
Current portion of deferred income		**42,000**	41,785
		6,803,498	7,339,921
Net current assets		**4,352,914**	4,275,127
Total assets less current liabilities		**14,824,763**	14,833,554

	Notes	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
Non-current liabilities			
Bank and other borrowings	27	4,155,040	3,845,308
Lease liabilities		1,030,824	1,111,461
Deferred income tax liabilities		490,889	494,288
Non-current portion of deferred income		378,004	376,069
		6,054,757	5,827,126
Total liabilities		12,858,255	13,167,047
Net assets		8,770,006	9,006,428
Equity			
Share capital	28	608,879	608,879
Treasury shares	28	(121,056)	(121,056)
Reserves		2,809,932	2,902,249
Retained earnings		4,597,601	4,687,359
Total equity attributable to owners of the Company		7,895,356	8,077,431
Non-controlling interests		874,650	928,997
Total equity		8,770,006	9,006,428
Total equity and non-current liabilities		14,824,763	14,833,554

The above unaudited condensed consolidated statement of financial position should be read in conjunction with the accompanying notes.

The unaudited condensed interim consolidated financial statements on pages 36 to 77 were approved by the Board of Directors on 25 August 2026 and were signed on its behalf.

Huang Liping
Director

Hu Bin
Director

Unaudited Condensed Consolidated Statement of Changes in Equity

	Attributable to owners of the Company											
	Share capital RMB'000	Treasury shares RMB'000	Share premium RMB'000	Exchange reserve RMB'000	Property revaluation reserve RMB'000	Statutory reserve RMB'000	Other reserves RMB'000	Total reserves RMB'000	Retained earnings RMB'000	Total RMB'000	Non-controlling interests RMB'000	Total equity RMB'000
Balance at 1 January 2026	608,879	(121,056)	1,193,018	72,003	49,772	1,041,960	545,496	2,902,249	4,687,359	8,077,431	928,997	9,006,428
Loss for the period	–	–	–	–	–	–	–	–	(89,758)	(89,758)	(6,205)	(95,963)
Other comprehensive loss, net of tax	–	–	–	–	–	–	(18,208)	(18,208)	–	(18,208)	–	(18,208)
Currency translation differences	–	–	–	(42,279)	–	–	–	(42,279)	–	(42,279)	–	(42,279)
Total comprehensive loss for the period	–	–	–	(42,279)	–	–	(18,208)	(60,487)	(89,758)	(150,245)	(6,205)	(156,450)
Capital injection from non-controlling shareholders	–	–	–	–	–	–	–	–	–	–	500	500
Capital reduction by non-controlling shareholders	–	–	–	–	–	–	–	–	–	–	(8,700)	(8,700)
Dividends	–	–	(31,830)	–	–	–	–	(31,830)	–	(31,830)	(1,000)	(32,830)
Disposal of subsidiaries	–	–	–	–	–	–	–	–	–	–	(38,942)	(38,942)
Balance at 30 June 2026	608,879	(121,056)	1,161,188	29,724	49,772	1,041,960	527,288	2,809,932	4,597,601	7,895,356	874,650	8,770,006

	Note	Share capital RMB'000	Treasury shares RMB'000	Share premium RMB'000	Exchange reserve RMB'000	Property revaluation reserve RMB'000	Statutory reserve RMB'000	Other reserves RMB'000	Total reserves RMB'000	Retained earnings RMB'000	Total RMB'000	Non–controlling interests RMB'000	Total equity RMB'000
		Attributable to owners of the Company											
Balance at 1 January 2025		617,407	(121,056)	1,208,360	(11,019)	49,772	901,487	546,803	2,695,403	4,795,238	7,986,992	884,733	8,871,725
Profit for the period		–	–	–	–	–	–	–	–	1,771	1,771	338	2,109
Other comprehensive income, net of tax		–	–	–	–	–	–	283	283	–	283	–	283
Currency translation differences		–	–	–	212	–	–	–	212	–	212	–	212
Total comprehensive income for the period		–	–	–	212	–	–	283	495	1,771	2,266	338	2,604
Capital injection from non-controlling shareholders		–	–	–	–	–	–	–	–	–	–	9,627	9,627
Repurchase of shares	28	–	(3,576)	–	–	–	–	–	–	–	(3,576)	–	(3,576)
Deregistration of subsidiary		–	–	–	–	–	–	–	–	314	314	–	314
Balance at 30 June 2025		617,407	(124,632)	1,208,360	(10,807)	49,772	901,487	547,086	2,695,898	4,797,323	7,985,996	894,698	8,880,694

The above unaudited condensed consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

Unaudited Condensed Consolidated Statement of Cash Flows

	Notes	Unaudited Six months ended 30 June 2026 RMB'000	 2025 RMB'000
Cash flows from operating activities			
Cash (used in)/generated from operations		**(133,397)**	144,544
Income tax paid		**(202,302)**	(290,070)
Cash flows used in operating activities		**(335,699)**	(145,526)
Cash flows from investing activities			
Acquisition of subsidiaries, net of cash received		**–**	251
Investments in associates	16	**–**	(12,170)
Investments in joint ventures	17	**(200)**	(2,762)
Purchase of property, plant and equipment		**(9,968)**	(19,934)
Proceeds from disposal of property, plant and equipment		**542**	–
Purchase of intangible assets		**(3,413)**	(1,064)
Proceeds from disposal of investment properties		**50,471**	37,794
Proceeds from disposal of investment in associates		**45,917**	11,247
Net cash inflow from disposal of subsidiaries, net of cash received		**9,360**	2,685
Increase in deposits in banks with original maturities over three months		**(100)**	(7,334)
Loans to related parties and third parties		**(5,181)**	–
Loans repaid from related parties and third parties		**–**	44,178
Interest received		**4,588**	5,266
Dividends received from associates		**8,321**	–
Dividends received from joint ventures		**–**	2,888
Repayment to third parties		**–**	(2,410)
Cash flows generated from investing activities		**100,337**	58,635

	Notes	Unaudited Six months ended 30 June 2026 RMB'000	2025 RMB'000
Cash flows from financing activities			
Proceeds from bank and other borrowings		**2,472,684**	2,910,920
Repayment of bank and other borrowings		**(2,463,223)**	(2,819,624)
Proceeds from issue of corporate bonds	26	**500,000**	–
Decrease/(increase) in restricted cash	22	**17,770**	(7,033)
Repayment of loans from related parties		**(594)**	–
Interest paid		**(164,724)**	(134,293)
Dividends paid to non-controlling interests		**(1,000)**	–
Capital injection by non-controlling interests		**500**	9,627
Capital reduction by non-controlling shareholders		**(8,700)**	–
Principal element of lease payments		**(21,289)**	(31,007)
Repurchase of shares		**–**	(3,576)
Cash flows generated from/(used in) financing activities		**331,424**	(74,986)
Net increase/(decrease) in cash and cash equivalents		**96,062**	(161,877)
Cash and cash equivalents at beginning of the period		**1,556,067**	1,619,595
Effect of foreign exchange rate changes		**(2,535)**	212
Cash and cash equivalents at end of the period		**1,649,594**	1,457,930

The above unaudited condensed consolidated statement of cash flows should be read in conjunction with the accompanying notes.

1 GENERAL INFORMATION

China Electronics Optics Valley Union Holding Company Limited (the "**Company**") and its subsidiaries (together, the "**Group**") are principally engaged in industrial park operation services, industrial park development services and industrial investment. The Group has operations mainly in Chinese Mainland.

The Company is a limited liability company incorporated in the Cayman Islands. The address of its registered office is Windward 3, Regatta Office Park, P.O. Box 1350, Grand Cayman KY1-1108, Cayman Islands.

The Company's ordinary shares are listed on The Stock Exchange of Hong Kong Limited.

These unaudited condensed interim consolidated financial statements are presented in Renminbi ("**RMB**"), unless otherwise stated.

The unaudited condensed interim consolidated financial statements were approved for issuance on 25 August 2026 and have been reviewed, not audited.

2 BASIS OF PREPARATION

These unaudited condensed interim consolidated financial statements have been prepared in accordance with International Accounting Standard ("**IAS**") 34, '*Interim Financial Reporting*', issued by the International Accounting Standards Board ("**IASB**") as well as the applicable disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**"). The unaudited condensed interim consolidated financial statements do not include all the information required for a complete set of financial statements and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2025, which have been prepared in accordance with IFRS Accounting Standards (the "**IFRSs**") (which include all International Financial Reporting Standards, IAS and Interpretations).

3 MATERIAL ACCOUNTING POLICY INFORMATION

The unaudited condensed interim consolidated financial statements have been prepared on the historical cost basis except for certain financial instruments, which are measured at fair values, as appropriate.

Other than the application of amendments to IFRSs issued by the IASB effective for the accounting periods beginning on or after 1 January 2026, the accounting policies and methods of computation used in the unaudited condensed interim consolidated financial statements for the six months ended 30 June 2026 are the same as those presented in the Group's annual consolidated financial statements for the year ended 31 December 2025.

4 APPLICATION OF NEW AND AMENDMENTS TO IFRSs

(a) Application of new and amendments to IFRSs

During the six months ended 30 June 2026, the Group has applied the following amendments to IFRSs issued by the IASB, for the first time, which are mandatory effective for the annual period beginning on or after 1 January 2026 for the preparation of the Group's unaudited condensed interim consolidated financial statements:

Amendments to IFRS 9 and IFRS 7	Amendments to the Classification and Measurement of Financial Instruments
Amendments to IFRS 9 and IFRS 7	Contracts Referencing Nature-dependent Electricity
Annual Improvements to IFRSs Accounting Standard – Volume 11	Amendments to IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7

The application of the amendments to IFRSs during the six months ended 30 June 2026 has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these unaudited condensed interim consolidated financial statements.

(b) New and amendments to IFRSs in issue but not yet effective

The Group has not early applied the following new and amendments to IFRSs that have been issued but are not yet effective, in these unaudited condensed interim consolidated financial statements, for the current accounting period:

IFRS 19 and subsequent amendments	Subsidiaries without Public Accountability: Disclosure[1]
Amendments to IAS 21	Translation to Hyperinflationary Presentation Currency[1]
IFRS 18 and consequential amendments to other IFRSs	Presentation and Disclosure in Financial Statements[1]
Amendments to IAS 28	Amendments to the Fair Value Option for Investments in Associates and Joint Ventures[1]
IFRS 20	Regulatory Assets and Regulatory Liabilities[2]
Amendments to IFRS 10 and IAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture[3]

1 Effective for annual periods beginning on or after 1 January 2027
2 Effective for annual periods beginning on or after 1 January 2029
3 Effective for annual periods beginning on or after a date to be determined

IFRS 18 and consequential amendments to other IFRSs are effective for annual reporting periods beginning on or after 1 January 2027, with early application permitted. The application of the new standard is expected to affect the presentation of the consolidated statement of profit or loss and disclosures in the future consolidated financial statements. The Directors are in the process of assessing the detailed impact on the consolidated financial statements for the forthcoming years.

Except for the aforesaid, the Directors anticipate that the application of all other new and amendments to IFRSs will have no material impact on the consolidated financial statements in the foreseeable future.

5 JUDGEMENTS AND ESTIMATES

The preparation of the unaudited condensed interim consolidated financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing these unaudited condensed interim consolidated financial statements, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2025.

6 FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

The following table presents the fair value of the Group's financial instruments measured at the end of the Reporting Period on a recurring basis, categorised into the three-level fair value hierarchy as defined in IFRS 13 "Fair Value Measurement". The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).

- Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).

- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

The Group has corporate finance team headed by the finance manager performing valuations for the financial instruments, which are categorised into Level 3 of the fair value hierarchy. The team reports directly to the chief financial officer and the Audit Committee. A valuation with analysis of changes in fair value measurement is prepared by the team at each interim and annual reporting date, and is reviewed and approved by the chief financial officer. Discussion of the valuation process and results with the chief financial officer and the Audit Committee is held twice a year, to coincide with the reporting dates. In estimating the fair value, the Group uses market-observable data to the extent it is available. For instruments with significant balances and significant unobservable inputs under Level 3 of the fair value hierarchy, the Group engages third party qualified valuers to perform the valuation annually, when appropriate. The corporate finance team works closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model. The chief financial officer reports the corporate finance team's findings to the Directors of the Company semi-annually to explain the cause of fluctuations in the fair value.

6 FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

(a) Fair value hierarchy

The following table presents the Group's financial assets that are measured at fair value at 30 June 2026 (unaudited):

	Level 1 RMB'000	Level 2 RMB'000	Level 3 RMB'000	Total RMB'000
Financial assets at fair value through profit or loss				
– Unlisted equity investments	–	–	942,463	942,463
Financial assets at fair value through other comprehensive income				
– Unlisted equity investments	–	–	–	–

The following table presents the Group's financial assets that are measured at fair value at 31 December 2025 (audited):

	Level 1 RMB'000	Level 2 RMB'000	Level 3 RMB'000	Total RMB'000
Financial assets at fair value through profit or loss				
– Unlisted equity investments	–	–	930,219	930,219
Financial assets at fair value through other comprehensive income				
– Unlisted equity investments	–	–	18,208	18,208

6 FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

(b) Valuation techniques and inputs used in fair value measurements under Level 3 of the fair value hierarchy

Description	Valuation techniques	Significant unobservable inputs	Range	Sensitivity of fair value to the input
Unlisted equity investments	Market approach	Price to book ratio ("**PB ratio**")	1.2 to 8.9 (31 December 2025: 1.2 to 9.8)	The higher price to book ratio, the higher the fair value
		Enterprise value to sales ratio ("**EVS ratio**")	13.4 to 17.7 (31 December 2025: 13.4 to 17.7)	The higher of enterprise value to sales ratio, the higher the fair value
		Discount for lack of marketability	13.3% to 26% (31 December 2025: 13.3% to 26%)	The higher of discount for lack of marketability, the lower the fair value

Notes:

(a) If the PB ratio was 5% higher or lower while all the other variables were held constant, the change in fair value of the unlisted equity investments would increase or decrease by approximately RMB5,109,000 for the six months ended 30 June 2026.

If the discount for lack of marketability was 5% higher or lower while all the other variables were held constant, the change in fair value of the unlisted equity investments would decrease or increase by approximately RMB787,000 for the six months ended 30 June 2026.

(b) If the EVS ratio was 5% higher or lower while all the other variables were held constant, the change in fair value of the unlisted equity investments would increase or decrease by approximately RMB18,896,000 for the six months ended 30 June 2026.

If the discount for lack of marketability was 5% higher or lower while all the other variables were held constant, the change in fair value of the unlisted equity investments would decrease or increase by approximately RMB29,210,000 for the six months ended 30 June 2026.

There is no change in valuation technique at 30 June 2026 and 31 December 2025.

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the date of the event or change in circumstances that caused the transfer. There were no transfers to or out of fair value hierarchy levels during the six months ended 30 June 2026.

6 FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

(c) Reconciliation of Level 3 fair value measurements

The following table presents the changes in Level 3 instruments for the six months ended 30 June 2026 and 2025:

	Unaudited Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
Financial assets at fair value through profit or loss		
Opening balance at 1 January	**930,219**	844,192
Transfer from investments in associates	**5,331**	–
Net gain on transfer from investments in associates	**12,366**	–
Fair value changes	**(5,453)**	(8,863)
Closing balance at 30 June	**942,463**	835,329
Recognised losses for the period included in 'other gains, net'	**(5,453)**	(8,863)

	Unaudited Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
Financial assets at fair value through other comprehensive income		
Opening balance at 1 January	**18,208**	19,515
Fair value changes	**(18,208)**	377
Closing balance at 30 June	**–**	19,892

The carrying amounts of the Group's financial assets and financial liabilities carried at cost or amortised cost as reflected in the unaudited condensed interim consolidated statement of financial position approximate their respective fair values.

7 REVENUE AND SEGMENT INFORMATION

The principal activities of the Group are the provision of industrial park operation services (including design and construction services, property management services, property leasing services, energy services, incubator and office sharing services, group catering and hotel services and apartment services), industrial park development services (including sales of industrial park space and self-owned park property leasing services) and industrial investment (equity investment business relevant to industrial theme parks business).

Disaggregation of revenue from contracts with customers by major products or service lines is as follows:

	Unaudited Six months ended 30 June	
	2026 **RMB'000**	2025 RMB'000
Revenue from contracts with customers within the scope of IFRS 15		
Industrial park operation services		
Property management services	**414,042**	417,166
Design and construction services	**257,539**	372,343
Property leasing services	**59,413**	80,202
Energy services	**56,140**	43,394
Group catering and hotel services	**57,212**	72,387
Others	**65,199**	52,700
	909,545	1,038,192
Industrial park development services		
Sales of industrial park space	**225,690**	315,268
Self-owned industrial park property leasing	**119,470**	117,225
	345,160	432,493
Total	**1,254,705**	1,470,685

7 REVENUE AND SEGMENT INFORMATION (Continued)

Reportable Segments

The Group manages its businesses by business lines (products and services). In a manner consistent with the way in which information is reported internally to the Group's chief operating decision maker ("**CODM**"), being the Group's most senior executive management that makes strategic decisions for the purposes of resource allocation and performance assessment, the Group has identified and presented the following three reportable segments.

- Industrial park operation services: this segment provides services including design and construction services, property management services, property leasing services, energy services, incubator and office sharing services, group catering and hotel services and apartment services.

- Industrial park development services: this segment represents sales of industrial park space and self-owned industrial park property leasing services.

- Industrial investment: this segment represents the industry-related equity investment businesses in various theme parks.

(a) Segment results

The measure used for assessing the performance of the operating segments is operating profit as adjusted by excluding fair value losses on investment properties, share of profits/(losses) of associates, share of losses of joint ventures, finance income, finance costs, depreciation and amortisation and income tax credit/(expense). The Group's CODM does not assess the assets and liabilities of the operating segments.

Inter-segment sales are priced with reference to prices charged to external parties for similar orders.

Information regarding the Group's reportable segments as provided to the Group's CODM for the purposes of resource allocation and assessment of segment performance for the period is set out below.

7 REVENUE AND SEGMENT INFORMATION (Continued)

Reportable Segments (Continued)

(a) Segment results (Continued)

For the six months ended 30 June 2026 (Unaudited)

	Industrial park operation services RMB'000	Industrial park development services RMB'000	Industrial investment RMB'000	Total RMB'000
Revenue from contracts with customers	**1,081,624**	**218,638**	**–**	**1,300,262**
– Recognition at point in time	**47,149**	**145,009**	**–**	**192,158**
– Recognition over time	**1,034,475**	**73,629**	**–**	**1,108,104**
Revenue from other source				
– Rental income	**69,137**	**142,434**	**–**	**211,571**
Segment revenue	**1,150,761**	**361,072**	**–**	**1,511,833**
Inter-segment revenue	**(241,216)**	**(15,912)**	**–**	**(257,128)**
Revenue from external customers	**909,545**	**345,160**	**–**	**1,254,705**
Segment results	**32,669**	**58,789**	**(3,599)**	**87,859**

For the six months ended 30 June 2025 (Unaudited)

	Industrial park operation services RMB'000	Industrial park development services RMB'000	Industrial investment RMB'000	Total RMB'000
Revenue from contracts with customers	1,298,551	309,217	–	1,607,768
– Recognition at point in time	63,911	278,495	–	342,406
– Recognition over time	1,234,640	30,722	–	1,265,362
Revenue from other source				
– Rental income	87,088	149,808	–	236,896
Segment revenue	1,385,639	459,025	–	1,844,664
Inter-segment revenue	(347,447)	(26,532)	–	(373,979)
Revenue from external customers	1,038,192	432,493	–	1,470,685
Segment results	134,498	175,151	(9,995)	299,654

7 REVENUE AND SEGMENT INFORMATION (Continued)

Reportable Segments (Continued)

(b) Reconciliations of segment revenue and profit or loss

	Unaudited Six months ended 30 June	
	2026 RMB'000	2025 RMB'000
Revenue		
Segment revenue	**1,511,833**	1,844,664
Elimination of inter-segment revenue	**(257,128)**	(373,979)
Reportable segment revenue	**1,254,705**	1,470,685
(Loss)/profits		
Segment results derived from the Group's external customers	**87,859**	299,654
Fair value losses on investment properties	**(109,297)**	(3,543)
Share of profits/(losses) of associates	**101,736**	(11,644)
Share of losses of joint ventures	**(23,746)**	(11,471)
Finance income	**8,787**	25,297
Finance costs	**(147,053)**	(181,509)
Depreciation and amortisation	**(31,436)**	(44,545)
Income tax credit/(expense)	**17,187**	(70,130)
(Loss)/profit for the period	**(95,963)**	2,109

The Group's entire revenue is attributable to the market in Mainland China and over 99% of the Group's non-current assets other than financial instruments and deferred income tax assets are located in Mainland China. No geographical information is therefore presented.

The Group has a large number of customers, none of whom contributed 10% or more of the Group's revenue.

8 OTHER INCOME

	Unaudited Six months ended 30 June	
	2026 RMB'000	2025 RMB'000
Government grants	**18,097**	65,337

9 OTHER GAINS, NET, AND NET (IMPAIRMENT LOSSES)/REVERSAL OF IMPAIRMENT LOSSES ON FINANCIAL AND CONTRACT ASSETS

	Unaudited Six months ended 30 June	
	2026 **RMB'000**	2025 RMB'000
(a) Other gains, net		
Fair value losses on financial assets at fair value through profit or loss	**(5,453)**	(8,863)
Net gain on transfer from investments in associates	**12,366**	–
Net losses on disposal of property, plant and equipment	**(253)**	(87)
Gain on disposal of subsidiaries	**7,406**	–
Gain on disposal of associates	**4,515**	–
(Loss)/gain on disposal of investment properties	**(10,000)**	2,056
Loss on disposal of intangible assets	**(13)**	–
Reversal of provision for litigation	**–**	11,611
Others	**4,336**	(739)
	12,904	3,978

	Unaudited Six months ended 30 June	
	2026 **RMB'000**	2025 RMB'000
(b) Net (impairment losses)/reversal of impairment losses on financial and contract assets		
Impairment (recognised)/reversed on		
– trade receivables	**(12,342)**	(17,407)
– other receivables	**(91,615)**	54,807
– contract assets	**1,606**	10,698
	(102,351)	48,098

10 (LOSS)/PROFIT BEFORE INCOME TAX

(Loss)/profit before income tax is arrived at after charging/(crediting):

	Unaudited Six months ended 30 June	
	2026 **RMB'000**	2025 RMB'000
(a) Net finance costs:		
Finance income:		
Interest income	**(4,588)**	(17,524)
Net foreign exchange gains	**(4,199)**	(7,773)
Sub-total	**(8,787)**	(25,297)
Finance costs:		
Interest expenses of bank and other borrowings	**140,853**	179,471
Interest expenses on leasing liabilities	**23,871**	24,236
Capitalised interest expenses	**(17,671)**	(22,198)
Sub-total	**147,053**	181,509
Net finance costs	**138,266**	156,212

10 (LOSS)/PROFIT BEFORE INCOME TAX (Continued)

		Unaudited Six months ended 30 June	
		2026	2025
		RMB'000	RMB'000
(b)	**Staff costs:**		
	Salaries, wages and other benefits	**376,161**	389,110
	Contributions to defined contribution retirement schemes	**31,283**	31,445
		407,444	420,555

		Unaudited Six months ended 30 June	
		2026	2025
		RMB'000	RMB'000
(c)	**Other items:**		
	Depreciation	**27,141**	38,339
	Amortisation	**4,295**	6,206
	Cost of properties sold	**193,994**	289,972
	Cost of construction	**226,964**	366,862
	Intangible assets written off	**–**	1,730
	Rental income from investment properties	**(178,883)**	(199,203)

11 INCOME TAX (CREDIT)/EXPENSE

	Unaudited Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
Current income tax		
Corporate Income Tax ("**CIT**")	**22,877**	67,358
Land Appreciation Tax ("**LAT**")	**10,786**	20,209
	33,663	87,567
Deferred income tax	**(50,850)**	(17,437)
	(17,187)	70,130

(i) Pursuant to the rules and regulations of the Cayman Islands and the British Virgin Islands, the Group is not subject to any income tax in these jurisdictions.

(ii) No provision for Hong Kong Profits Tax was made as the Group had no taxable profit in Hong Kong for both periods.

(iii) The Group's subsidiaries located in Chinese Mainland are subject to the People's Republic of China ("**PRC**") income tax at 25% unless otherwise specified. Under the relevant regulations of the CIT Law, for eligible enterprises which meet the criteria of small low-profit enterprises, the portion of annual taxable income that is not exceeding RMB3,000,000 shall be computed at a reduced rate of 25% and subject to a CIT rate of 20%. Under the relevant regulations of the CIT Law, certain subsidiaries are qualified as "High and New Technology Enterprise" and can enjoy a preferential CIT rate of 15%.

(iv) LAT is levied on properties developed by the Group in the PRC for sale, at progressive rates ranging from 30% to 60% on the appreciation of land value, which under the applicable regulations is calculated based on the proceeds of sales of properties less deductible expenditures (including lease charges of land use right, borrowing costs and all qualified property development expenditures).

(v) Pursuant to the PRC tax law, a 10% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in the PRC. The requirement is effective from 1 January 2008 and applies to earnings after 31 December 2007. A lower withholding tax rate may be applied if there is a tax treaty between China and the jurisdiction of the foreign investors. The Group is therefore liable for withholding taxes on dividends distributed by those foreign invested subsidiaries established in the PRC in respect of earnings generated from 1 January 2008.

12 DIVIDENDS

Dividends declared and recognised as distribution during the period:

	Unaudited Six months ended 30 June	
	2026 RMB'000	2025 RMB'000
Ordinary shares		
Final dividend for the year ended 31 December 2025 of HK$0.49 cents per fully paid share (six months ended 30 June 2025: final dividend for the year ended 31 December 2024 of HK$nil)	**31,830**	–
	31,830	–

The board of directors does not recommend the distribution of any interim dividend for the six months ended 30 June 2026 (six months ended 30 June 2025: nil).

13 (LOSS)/EARNINGS PER SHARE

(a) Basic (loss)/earnings per share

The calculation of basic (loss)/earnings per share is based on the loss attributable to owners of the Company of RMB89,758,000 (six months ended 30 June 2025: profit of RMB1,771,000). The weighted average number of ordinary shares (excluding treasury shares) for the six months ended 30 June 2026 is approximately 7,408,560,000 (six months ended 30 June 2025: 7,341,978,000).

(b) Diluted (loss)/earnings per share

There were no potential dilutive ordinary shares for the six months ended 30 June 2026 and 2025 and therefore, diluted (loss)/earnings per share equals to basic (loss)/earnings per share.

14 PROPERTY, PLANT AND EQUIPMENT

	Unaudited Six months ended 30 June 2026 RMB'000	2025 RMB'000
Beginning of the period	**578,658**	578,776
Transfer from completed properties held for sale	**38,785**	–
Transfer to completed properties held for sale	**–**	(392)
Additions	**9,968**	19,934
Disposals	**(795)**	(87)
Disposal of subsidiaries	**(80)**	–
Depreciation	**(24,386)**	(35,326)
End of the period	**602,150**	562,905

15 INVESTMENT PROPERTIES

	Unaudited Six months ended 30 June 2026 RMB'000	2025 RMB'000
Beginning of the period	**7,517,738**	7,448,361
Transfer from properties under development and completed properties held for sale	**46,423**	12,454
Other additions	**–**	219,868
Fair value losses	**(109,297)**	(3,543)
Disposals	**(77,228)**	(35,738)
Transfer to completed properties held for sale	**(5,058)**	–
End of the period	**7,372,578**	7,641,402

Investment properties comprise a number of office buildings, plants and commercial facilities that are leased or to be leased to third parties. Each of the leases contains an initial non-cancellable period of 1 year to 20 years.

15 INVESTMENT PROPERTIES (Continued)

The Group's investment properties carried at fair value were revalued at transfer dates and at 30 June 2026 by Cushman & Wakefield International Properties Advisers, an independent firm of surveyors who hold a recognised relevant professional qualification and have recent experience in the locations and segments of the investment properties valued. During the six months ended 30 June 2026, a total loss of RMB109,297,000 (six months ended 30 June 2025: RMB3,543,000) and deferred tax credit thereon of RMB27,324,000 (six months ended 30 June 2025: deferred tax credit of RMB886,000) were recognised in the unaudited condensed consolidated statement of profit or loss for the period in respect of investment properties.

At 30 June 2026, certain investment properties developed by the Group with carrying value of RMB996,900,000 (31 December 2025: RMB1,000,500,000) were without building ownership certificate and the Group was in progress of obtaining the relevant building ownership certificate.

In estimating the fair value of the properties, the highest and best use of the properties is their current use.

There were no transfers between Level 1 and Level 2, or transfers into or out of Level 3 of the fair value hierarchy, as defined in note 6, during the six months ended 30 June 2026 and 2025. The Group's policy is to recognise transfers between Levels of fair value hierarchy at the date of the event or change in circumstances that caused the transfer in which they occur.

Valuation techniques and inputs used in fair value measurement under Level 3 of the fair value hierarchy

The fair values of investment properties located in the PRC at 30 June 2026 and 31 December 2025 are determined by using (i) direct comparison approach; and/or (ii) income approach.

Direct comparison approach assumes sale of each of these properties in its existing state with the benefit of vacant possession. By making reference to sales transactions as available in the relevant market, comparable properties in close proximity have been selected and adjustments have been made to account for the difference in factors such as locations and size.

Income approach taking into account the current rents of the property interests and the reversionary potentials of the tenancies, term yield and reversionary yield are then applied respectively to derive the market value of the property.

The fair value measurement is positively correlated to the market price, market monthly rental rate, and properties unit rate, and negatively correlated to the term yield and reversionary yield.

The Group did not change any valuation techniques in determining the fair values under Level 3 of the fair value hierarchy.

16 INVESTMENTS IN ASSOCIATES

	Unaudited Six months ended 30 June	
	2026 RMB'000	2025 RMB'000
Beginning of the period	**718,345**	853,810
Additions	**–**	12,170
Transfer to financial assets at fair value through profit or loss	**(5,331)**	–
Disposals	**(41,402)**	(11,247)
Share of post-tax profits/(losses) of associates	**101,736**	(11,644)
Dividends	**(8,321)**	–
End of the period	**765,027**	843,089

17 INVESTMENTS IN JOINT VENTURES

	Unaudited Six months ended 30 June	
	2026 RMB'000	2025 RMB'000
Beginning of the period	**452,967**	471,972
Additions	**200**	2,762
Share of post-tax losses of joint ventures	**(23,746)**	(11,471)
Dividends	**–**	(2,888)
End of the period	**429,421**	460,375

18 PROPERTIES UNDER DEVELOPMENT

All properties under development are within the normal operating cycle included in current assets.

All properties under development are located in the PRC and stated at the lower of cost and net realisable value.

19 COMPLETED PROPERTIES HELD FOR SALE

All completed properties held for sale are within the normal operating cycle included in current assets.

All completed properties held for sale are located in the PRC and stated at the lower of cost and net realisable value.

20 INVENTORIES

	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
Raw materials	**4,578**	2,626
Work in progress	**2,212**	2,281
Finished goods	**80,672**	79,916
	87,462	84,823
Less: Write-down to net realisable value	**(2,240)**	(2,240)
	85,222	82,583

21 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS

	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
Current portion		
Trade receivables ((i) and Note 31(c))	1,608,326	1,784,755
Notes receivables	12,323	13,815
Loans to related parties (Note 31(c))	804,992	799,811
Accrued interest receivable (Note 31(c))	164,942	164,942
Loans to third parties and accrued interest receivables (ii)	554,307	575,382
Deposits receivable (iii)	108,866	68,594
Prepayments for construction cost and raw materials	81,401	46,265
Prepaid turnover tax and other taxes	281,516	286,614
Others	193,506	195,657
	3,810,179	3,935,835
Non-current portion		
Other receivables	39,722	56,379
	39,722	56,379
Less: loss allowance provision		
– Trade receivables	(218,148)	(205,806)
– Other receivables	(490,898)	(395,308)
	(709,046)	(601,114)
Total	3,140,855	3,391,100

21 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS (Continued)

(i) Trade receivables are generally due within one year from the date of billing. At the end of the Reporting Period, the ageing analysis of trade receivables, based on the invoice date (or date of revenue recognition, if earlier) is as follows:

	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
Within one year	**1,172,355**	1,381,313
One to two years	**252,831**	156,777
Two to three years	**37,520**	82,845
Three to four years	**29,653**	72,525
Over four years	**115,967**	91,295
	1,608,326	1,784,755

Trade receivables are primarily related to proceeds from the sale of properties. Proceeds from the sale of properties are made in one-off payments or paid by instalments in accordance with the terms of the corresponding sale and purchase agreements. If payment is made in one-off payment upfront, settlement is normally required by date of signing the sales contract. If payments are made in instalments, settlement is in accordance with the contract terms.

The Group applies the IFRS 9 simplified approach to measure expected credit losses ("**ECL**") which uses a lifetime expected loss allowance for all trade receivables and contract assets. To measure the ECL, trade receivables and contract assets have been grouped based on shared credit risk characteristics. The ECL also incorporates forward looking information on macroeconomic factors such as Consumer Price Index, Purchasing Managers Index and M2 Money Supply, which affect the ability of the customers to settle the receivables. The Group has identified the relevant factors for different group customers, and accordingly adjusts the historical loss rates based on expected changes in these factors. For trade receivables and contract assets with significant increases in credit risk, they are assessed for impairment allowance individually. The contract assets relate to unbilled work in progress and have substantially the same risk characteristics as the trade receivables for the same types of contracts.

For other receivables (including loans receivables), the Group also performs impairment assessment under ECL model in accordance with IFRS 9. The Group measures the loss allowance on these receivables equal to 12-month ECL, unless credit risk has increased significantly since initial recognition, in which case the Group recognises lifetime ECL. In determining the ECL of these receivables, the management of the Company makes periodical individual assessment on the recoverability of the receivables by taking into account their past repayment history, credit rating or financial position and overdue status and the forward-looking information that is available without undue cost or effort, and considering the debtors operate in their relevant industries. Except for the accumulated impairment loss of approximately RMB491 million (31 December 2025: RMB395 million) recognised on these receivables at 30 June 2026, for the remaining balances, the management consider their credit risk, no loss allowance for credit loss is further required.

The basis of determining the inputs and assumptions and the estimation techniques used for the impairment assessment on financial and contract assets in the unaudited condensed interim consolidated financial statements for the six months ended 30 June 2026 are the same as those followed in the preparation of the Group's 2025 annual report.

21 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS (Continued)

(ii) At 30 June 2026, loans to third parties and accrued interest receivables of RMB554,307,000 (31 December 2025: RMB575,382,000) were non-trade in nature, interest-bearing of 5% (31 December 2025: 5%) per annum, and repayable on demand.

(iii) At 30 June 2026, deposits receivable of RMB108,866,000 (31 December 2025: RMB68,594,000) mainly represented rental deposits, tender deposits and performance deposits, which were non-trade in nature, unsecured, interest-free and repayable on demand.

22 RESTRICTED CASH

	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
– Supervised accounts for construction of pre-sale properties	**16,939**	26,578
– Mortgage deposits	**12,383**	12,479
– Letter of guarantee	**6,619**	6,621
– Others	**7,365**	15,398
	43,306	61,076

23 CASH AND CASH EQUIVALENTS

	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
Cash in hand	**71**	113
Cash at bank	**1,577,502**	1,426,942
Other cash deposited in a related party's financial institution (Note 31(c))	**72,021**	129,012
Cash and cash equivalents	**1,649,594**	1,556,067

24 CONTRACT ASSETS AND CONTRACT LIABILITIES

Details of contract assets and contract liabilities are as follows:

	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
Current contract assets relating to construction services	**373,377**	400,701
Current contract assets relating to sales of properties	**13,770**	10,404
Less: loss allowance	**(13,985)**	(15,591)
Total contract assets	**373,162**	395,514
Contract liabilities relating to sales of properties	**279,622**	249,006
Contract liabilities relating to energy services	**63,463**	50,911
Total contract liabilities	**343,085**	299,917

(i) Contract assets primarily relate to the Group's conditional right to a consideration in exchange for a satisfied performance obligations at the reporting date in respect of sales and construction contracts and not yet billed. The contract assets are transferred to trade receivables when the rights become unconditional, which is typically at the time upon completion of certain milestones as agreed with customers and such being accepted by them.

The Group classifies the contract assets as current because the Group expects to realise them within its normal operating cycle.

(ii) The Group receives payments from customers based on billing schedule as established in contracts. Payments are usually received in advance of the performance under the contracts which are mainly from sales of properties.

The management expects that the transaction price allocated to the unsatisfied contracts related to sales of properties and energy services at 30 June 2026 amounting to RMB343,085,000 (31 December 2025: RMB299,917,000) will be recognised as revenue within the coming two financial years.

The significant increase in contract liabilities at 30 June 2026 was due to an increase in overall receipts from customers in relation to pre-sale of properties and temporary receipts arising from energy supply activity during the current period.

25 TRADE AND OTHER PAYABLES

	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
Trade and bills payable	**1,437,347**	1,836,534
Advances from third parties	**3,000**	3,000
Other taxes payables	**80,659**	86,955
Advances from related parties (Note 31(c))	**31,221**	31,815
Construction guaranteed deposits payable	**257,982**	253,774
Accrued payroll	**46,620**	66,114
Dividend payable	**34,257**	8,127
Other payables and accruals	**211,654**	350,168
	2,102,740	2,636,487

Trade payables are primarily related to amounts outstanding for purchase of materials and subcontracting fee for the construction of properties for sale. Trade payables are generally due within two months to one year from the date of billing.

At the end of the Reporting Period, the ageing analysis of trade and bills payable based on the invoice date is as follows:

	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
Within one year	**1,058,924**	1,511,446
One to two years	**326,888**	167,425
Two to three years	**15,817**	64,469
Over three years	**35,718**	93,194
	1,437,347	1,836,534

26 CORPORATE BONDS

	Unaudited Six months ended 30 June	
	2026 RMB'000	2025 RMB'000
Beginning of the period	–	–
Net proceeds from bonds issued during the period	500,000	–
End of the period	500,000	–
Representing:		
Current portion	500,000	–

On 2 June 2026, the Group issued corporate bonds with maturity of 270 days with face value of RMB500,000,000 bearing annual interest rate of 2.6%. The actual proceeds received by the Group was approximately RMB500,000,000. These bonds are denominated in RMB and issued at par. Interest is payable and principal is repaid when the bonds to be fell due. The annual effective interest rates of these bonds is 2.60%.

At 30 June 2026, interest payable for these bonds amounted to approximately RMB975,000 not recognised owing to immateriality. The fair value of corporate bonds approximates their carrying amount, as the impact of discounting is not significant.

The fair values are based on cash flows discounted using a rate based on the borrowing rate of 2.6% and are within Level 2 of the fair value hierarchy.

27 BANK AND OTHER BORROWINGS

	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
Current		
Secured		
– Bank and other borrowings	**557,973**	794,536
– Current portion of non-current bank and other borrowings	**1,043,936**	806,916
	1,601,909	1,601,452
Unsecured		
– Bank and other borrowings	**1,002,949**	1,486,667
– Current portion of non-current bank and other borrowings	**597,505**	533,110
	1,600,454	2,019,777
	3,202,363	3,621,229
Non-current		
Secured		
– Bank and other borrowings	**3,819,500**	3,410,957
Less: Current portion of non-current bank and other borrowings	**(1,043,936)**	(806,916)
	2,775,564	2,604,041
Unsecured		
– Bank and other borrowings	**1,976,981**	1,774,377
Less: Current portion of non-current bank and other borrowings	**(597,505)**	(533,110)
	1,379,476	1,241,267
	4,155,040	3,845,308

27 BANK AND OTHER BORROWINGS (Continued)

(i) During the six months ended 30 June 2026 and the year ended 31 December 2025, the Group entered into supplier finance arrangements with a major shareholder's financial institution and third party financial institutions. Under the arrangements, these financial institutions acquire the rights to selected trade receivables from the suppliers. The terms and conditions of the arrangements are unchanged from the trade payables from the suppliers, other than:

- the due date has been extended 31 days to 365 days after the original due dates, and
- the acquired payables are no longer able to be offset against credit notes received from the suppliers.

There were non-cash transfers from trade payables to liabilities under the supplier finance arrangements of RMB152,757,000 (six months ended 30 June 2025: RMB406,086,000) during the six months ended 30 June 2026. At 30 June 2026, liabilities under the supplier finance arrangements with carrying amounts of RMB167,558,000 (31 December 2025: RMB348,985,000) are presented as unsecured bank and other borrowings. The relevant suppliers have received the payment from the finance providers.

At the end of the Reporting Period, the Group's borrowings and liabilities under supplier finance arrangements were repayable as follows:

	Bank and other borrowings		Liabilities under supplier finance arrangements	
	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)	**At 30 June 2026 RMB'000 (Unaudited)**	At 31 December 2025 RMB'000 (Audited)
Within 1 year or on demand	**3,034,805**	3,272,244	**167,558**	348,985
After 1 year but within 2 years	**1,423,975**	1,894,769	**–**	–
After 2 years but within 5 years	**1,503,069**	921,760	**–**	–
After 5 years	**1,227,996**	1,028,779	**–**	–
	7,189,845	7,117,552	**167,558**	348,985

(ii) The bank and other borrowings bear interest ranging from 2.51% to 4.73% (31 December 2025: 2.7% to 4.83%) per annum at 30 June 2026.

27 BANK AND OTHER BORROWINGS (Continued)

(iii) The bank borrowings were secured by the following assets with book values of:

	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
Properties under development	**1,230,809**	974,736
Investment properties	**4,173,101**	3,914,390
Completed properties held for sale	**799,872**	1,068,038
Property, plant and equipment	**297,663**	277,056
	6,501,445	6,234,220

The fair value of borrowings approximates their carrying amount, as the impact of discounting is not significant. The fair values are based on cash flows discounted using a rate based on the borrowing rate of 3.7% (31 December 2025: 4.3%) and are within Level 2 of the fair value hierarchy.

The Group's banking facilities are subject to the fulfilment of covenants relating to certain of the Group's financial ratios, as are commonly found in lending arrangements with financial institutions. If the Group were to breach the covenants, the drawn down facilities would become payable on demand. The Group regularly monitors its compliance with these covenants.

At 30 June 2026 and 31 December 2025, none of the covenants relating to drawn down facilities had been breached.

28 SHARE CAPITAL AND TREASURY SHARES

The Company's ordinary shares are set out below:

	For the six months ended 30 June 2026			For the six months ended 30 June 2025		
	No. of Shares ('000)	Share capital RMB'000	Treasury shares RMB'000	No. of Shares ('000)	Share capital RMB'000	Treasury shares RMB'000
Ordinary shares, issued and fully paid:						
Beginning of the period	**7,408,560**	**608,879**	**(121,056)**	7,512,324	617,407	(121,056)
Shares purchased (i)	**–**	**–**	**–**	–	–	(3,576)
End of the period	**7,408,560**	**608,879**	**(121,056)**	7,512,324	617,407	(124,632)

28 SHARE CAPITAL AND TREASURY SHARES (Continued)

(i) There were no shares repurchased or cancelled during the current period. During the six months ended 30 June 2025, the Company repurchased a total 17,348,000 shares at a total consideration of HK$3,870,640 (equivalent to RMB3,576,000) for cancellation purpose. The buy-back of 280,000 shares and 17,068,000 shares during the six months ended 30 June 2025 were authorised by shareholders of the Company at the annual general meeting ("**AGM**") held on 13 June 2024 and 19 June 2025 respectively.

The shares were acquired at an average price of HK$0.223 per share, with prices ranging from HK$0.195 to HK$0.233. The total amount of HK$3,870,640 (equivalent to RMB3,576,000) paid to acquire the shares, which was made out of the Company's distributable profits with no reduction of capital, were recorded as treasury shares as a contra account within shareholders' equity. The treasury shares of 17,348,000 acquired during the six months ended 30 June 2025 had not been cancelled at 30 June 2025, and were subsequently cancelled on 5 September 2025.

(ii) At 30 June 2026, the treasury shares amounting to 152,998,000 (31 December 2025: 152,998,000) shares were for a share award scheme purpose and none of these shares were for cancellation purpose.

29 CAPITAL COMMITMENTS

	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
Contracted but not provided for		
- Properties development expenditures	**2,330,109**	2,313,359

30 CONTINGENT LIABILITIES

The Group provided guarantees in respect of mortgage facilities granted by certain banks in connection with the mortgage loans entered into by purchasers of the Group's properties. Pursuant to the terms of the guarantees, if there is default of the mortgage payments by these purchasers, the Group is responsible to repay the outstanding mortgage loans together with any accrued interest and penalty owned by the defaulted purchasers to the banks. The Group's guarantee period commences from the dates of grant of the relevant mortgage loans and ends upon the earlier of the time when the buyer has obtained the individual property ownership certificate and the full settlement of mortgage loans by the buyer.

The maximum amount of guarantees given to banks for mortgage facilities granted to the purchasers of the Group's properties at the end of the Reporting Period is as follows:

	At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
Guarantees given to banks for mortgage facilities granted to purchasers of the Group's properties	**1,137,239**	1,224,453

The Directors consider that it is not probable that the Group will sustain a significant loss under these guarantees as during the periods under guarantees, the Group can take over the ownerships of the related properties and sell the properties to recover any amounts paid by the Group to the banks. The Directors also consider that the fair market value of the underlying properties is able to cover the outstanding mortgage loans guaranteed by the Group in the event the purchasers default payments to the banks.

31 RELATED PARTY TRANSACTIONS

(a) Key management personnel remuneration

Key management personnel are those persons holding positions with authority and responsibility for planning, directing and controlling the activities of the Group, directly or indirectly, including the Directors.

Remuneration for key management personnel is as follows:

	Unaudited Six months ended 30 June	
	2026 **RMB'000**	2025 RMB'000
Wages, salaries and other benefits	**8,415**	4,594
Retirement scheme contributions	**196**	272
	8,611	4,866

The above remuneration to key management personnel is included in "staff costs" (Note 10(b)).

31 RELATED PARTY TRANSACTIONS (Continued)

(b) Transactions with related parties

Save as disclosed in other notes, the following is a summary of the significant transactions carried out between the Group and its related parties during the period.

		Unaudited Six months ended 30 June	
		2026 RMB'000	2025 RMB'000
(i)	Joint ventures		
	Revenue from design and construction services	**5,933**	6,026
	Revenue from management consultation services	**2,887**	2,020
	Interest income from loans provided to related parties	**–**	14,116
	Others	**–**	187
(ii)	Associates		
	Revenue from design and construction services	**5,023**	16,472
	Revenue from management consultation services	**–**	178
	Revenue from industrial park property leasing	**79**	2,458
(iii)	Major shareholder		
	Accumulated amount of cash deposited in major shareholder's financial institution	**225,016**	2,367,244
	Accumulated amount of cash withdrew in major shareholder's financial institution	**154,098**	2,389,784
	Operating lease paid	**2,285**	2,176
	Borrowing from major shareholder's financial institution	**–**	794,325
	Repayment of borrowing to major shareholder's financial institution	**792,200**	633,742
	Interest income from deposits	**54**	77
	Interest expense	**12,048**	13,626
	Revenue from design and construction services	**–**	1,442
	Revenue from industrial park property leasing	**482**	953
	Purchase of design and construction services	**1,699**	–
	Others	**180**	89

The prices for the above sales of construction materials and service fees were determined in accordance with the terms of the underlying agreements.

31 RELATED PARTY TRANSACTIONS (Continued)

(c) Balances with related parties

		At 30 June 2026 RMB'000 (Unaudited)	At 31 December 2025 RMB'000 (Audited)
(i)	Joint ventures		
	Loans to related parties – current portion (i)	**804,992**	799,811
	Accrued interest receivable – current portion (i)	**164,942**	164,942
	Receivable for management consultation services	**1,701**	1,701
	Receivable for design and consultation services	**2,258**	2,040
(ii)	Associates		
	Advances from related parties (ii)	**31,062**	31,097
	Receivable for design and consultation services	**7,970**	9,344
	Receivable for industrial park property leasing	**–**	2,419
(iii)	Major shareholder		
	Borrowing (iii)	**380,000**	1,119,782
	Cash deposited in major shareholder's financial institution	**72,021**	129,012
	Lease liabilities	**7,355**	9,499
	Advances from related parties (ii)	**159**	718
	Payable for property management services	**–**	2,196

(i) Except for the loans to related parties of RMB424,212,000 are unsecured, the remaining loans to a related party, including principal and interest of RMB545,722,000 are secured by the equity of this related party. The loans to related parties are repayable within 1 year (31 December 2025: between 1 to 2 years) from the end of the Reporting Period. The average interest rate on the loans during the six months ended 30 June 2026 was 7.0% (six months ended 30 June 2025: 7.0%).

(ii) Advances from related parties are non-trade in nature, unsecured, interest-free and repayable on demand.

(iii) The borrowings from the major shareholder are secured by the Group's investment properties, property, plant and equipment, and completed properties held for sales with book values of RMB448,438,000, RMB161,912,000 and RMB7,278,000 respectively, interest-bearing ranging from 4.0% to 4.2% (31 December 2025: 4.0% to 4.2%) per annum and repayable on demand.

"AAA Finance"	AAA Finance and Investment Holdings Limited, a limited liability company incorporated in the BVI on 10 July 2013 which is wholly owned by Mr. Huang Liping, one of the Company's substantial Shareholders
"associates" or "close associates"	has the meaning ascribed to it under the Listing Rules
"Audit Committee"	the audit committee of the Company
"Board" or "Board of Directors"	the board of directors of the Company
"BVI"	the British Virgin Islands
"CEC"	China Electronics Corporation Limited* (中國電子信息產業集團有限公司), a state–owned company established under the laws of the PRC and the ultimate controlling shareholder of CEIS
"CEC Energy Conservation"	Wuhan CEC Energy Conservation Co., Ltd.* (武漢中電節能有限公司), a limited liability company incorporated in the PRC on 26 July 2010 and a 87.88% owned subsidiary of Wuhan Optics Valley Union, and an indirect subsidiary of the Company
"CEIS"	China Electronics International Information Service Co., Ltd.* (中國中電國際信息服務有限公司), a limited liability company incorporated in the PRC on 24 May 1985 and a 100% owned subsidiary of China Electronics Co. Ltd.* (中國電子有限公司), which is owned as to 81.66% by CEC
"China" or "PRC"	the People's Republic of China
"Company", "we", "us", "our" or "CEOVU"	China Electronics Optics Valley Union Holding Company Limited (中電光谷聯合控股有限公司), an exempted company incorporated in the Cayman Islands with limited liability on 15 July 2013 under the Cayman Islands Companies Law
"Director(s)"	director(s) of the Company
"Group"	the Company and its subsidiaries
"HKD" or "HK$"	Hong Kong dollars, the lawful currency of Hong Kong
"Hong Kong"	the Hong Kong Special Administrative Region of the PRC
"Hubei Science & Technology Investment"	Hubei Science & Technology Investment Group Co., Ltd.* (湖北省科技投資集團有限公司), a limited liability company incorporated in the PRC on 28 July 2005 and a substantial Shareholder of the Company

"Lidao BVI"	Lidao Investment Limited, a limited liability company incorporated in the BVI on 10 July 2013, which is wholly owned by Mr. Huang Liping, one of the Company's substantial Shareholders
"Lingdu Capital"	Wuhan Lingdu Capital Investment and Management Co., Ltd.* (武漢零度資本投資管理有限公司), a limited liability company incorporated in the PRC on 22 May 2015 and a 45% owned subsidiary of Wuhan Optics Valley Union, and an indirect subsidiary of the Company
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange
"Model Code"	Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 to the Listing Rules
"Nomination Committee"	the nomination committee of the Company
"OVU"	Optics Valley Union Holding Company Limited* (光谷聯合控股有限公司), formerly known as United Real Estate (Wuhan) Co., Ltd. (聯合置業(武漢)有限公司), a limited liability company incorporated in the PRC on 23 July 1993 and a wholly-owned subsidiary of China Electronics Optics Valley Union Company Limited, and an indirect subsidiary of the Company
"Remuneration Committee"	the remuneration committee of the Company
"Renminbi" or "RMB"	the lawful currency of China
"Reporting Period"	the 6-month period from 1 January 2026 to 30 June 2026
"SFO"	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
"Share(s)"	ordinary share(s) of HKD0.10 each in the capital of the Company
"Shareholder(s)"	holder(s) of our Share(s) from time to time
"Stock Exchange"	The Stock Exchange of Hong Kong Limited

"Technology Investment HK"	Hubei Science & Technology Investment Group (Hong Kong) Company Limited* (湖北省科技投資集團(香港)有限公司), a limited liability company incorporated in Hong Kong on 11 July 2013 and a substantial Shareholder of the Company
"Wuhan Optics Valley Union"	Wuhan Optics Valley Union Group Company Limited* (武漢光谷聯合集團有限公司, formerly known as 武漢光谷聯合股份有限公司), a limited liability company incorporated in the PRC on 24 July 2000 and a wholly-owned subsidiary of OVU, and an indirect subsidiary of the Company

In this report, if there is any inconsistency between the Chinese names of the entities or enterprises established in China and their English translations, the Chinese names shall prevail. English translation of company names in Chinese or another language which are marked with "*" is for identification purpose only.