易居企业集团

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

(Incorporated in the Cayman Islands with limited liability)
(於開曼群島註冊成立的有限公司)

Stock Code 股份代號：2048

中國創新的、
基於房地產數據的
房地產交易服務商

2026 Interim Report 中期報告

目錄
CONTENTS

公司資料
CORPORATE INFORMATION

董事會

執行董事

周忻先生（主席兼首席執行官）
黃燦浩先生（副主席）
程立瀾博士
丁祖昱博士（於2026年8月31日辭任）

非執行董事

陳代平先生
周天鳳女士
徐文雅女士

獨立非執行董事

張磅先生
朱洪超先生
王力群先生
李勁先生

審計委員會

張磅先生（主席）
王力群先生
李勁先生

薪酬委員會

朱洪超先生（主席）
王力群先生
程立瀾博士

提名委員會

周忻先生（主席）
朱洪超先生
王力群先生
周天鳳女士
李勁先生

公司秘書

鄭程傑先生

BOARD OF DIRECTORS

Executive Directors

Mr. Zhou Xin *(Chairman and Chief Executive Officer)*
Mr. Huang Canhao *(Vice Chairman)*
Dr. Cheng Li-Lan
Dr. Ding Zuyu *(resigned on 31 August 2026)*

Non-Executive Directors

Mr. Chen Daiping
Ms. Zhou Tianfeng
Ms. Xu Wenya

Independent Non-Executive Directors

Mr. Zhang Bang
Mr. Zhu Hongchao
Mr. Wang Liqun
Mr. Li Jin

AUDIT COMMITTEE

Mr. Zhang Bang *(Chairman)*
Mr. Wang Liqun
Mr. Li Jin

REMUNERATION COMMITTEE

Mr. Zhu Hongchao *(Chairman)*
Mr. Wang Liqun
Dr. Cheng Li-Lan

NOMINATION COMMITTEE

Mr. Zhou Xin *(Chairman)*
Mr. Zhu Hongchao
Mr. Wang Liqun
Ms. Zhou Tianfeng
Mr. Li Jin

COMPANY SECRETARY

Mr. Cheng Ching Kit

授權代表

程立瀾博士
周天鳳女士

核數師

中匯安達會計師事務所有限公司
執業會計師

註冊辦事處

Maples Corporate Services Limited
PO Box 309
Ugland House
Grand Cayman, KY1-1104
Cayman Islands

總部

中國上海市
靜安區廣中路788號
引力樓11樓
郵政編碼：200072

香港主要營業地點

香港灣仔
皇后大道東248號
大新金融中心40樓

法律顧問

香港及美國法律

世達國際律師事務所及聯屬公司

開曼群島法律

邁普達律師事務所（香港）
有限法律責任合夥

AUTHORIZED REPRESENTATIVES

Dr. Cheng Li-Lan
Ms. Zhou Tianfeng

AUDITOR

Zhonghui Anda CPA Limited
Certified Public Accountants

REGISTERED OFFICE

Maples Corporate Services Limited
PO Box 309
Ugland House
Grand Cayman, KY1-1104
Cayman Islands

HEADQUARTERS

11/F, Yinli Building
788 Guangzhong Road, Jing'an District
Shanghai 200072, China

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

40th Floor, Dah Sing Financial Centre
No. 248 Queen's Road East
Wan Chai, Hong Kong

LEGAL ADVISORS

As to Hong Kong law and United States law

Skadden, Arps, Slate, Meagher & Flom and affiliates

As to Cayman Islands law

Maples and Calder (Hong Kong) LLP

公司資料
CORPORATE INFORMATION

香港證券登記處

香港中央證券登記有限公司
香港
灣仔
皇后大道東183號
合和中心
17樓1712至1716號舖

HONG KONG SHARE REGISTRAR

Computershare Hong Kong Investor Services Limited
Shops 1712-1716, 17th Floor
Hopewell Centre
183 Queen's Road East
Wanchai
Hong Kong

主要股份過戶登記處

Maples Fund Services (Cayman) Limited
PO Box 1093, Boundary Hall
Cricket Square
Grand Cayman, KY1-1102
Cayman Islands

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Maples Fund Services (Cayman) Limited
PO Box 1093, Boundary Hall
Cricket Square
Grand Cayman, KY1-1102
Cayman Islands

主要往來銀行

上海浦東發展銀行股份有限公司南匯支行
中信銀行上海虹口支行
交通銀行上海閘北支行
招商銀行東方支行

PRINCIPAL BANKERS

Shanghai Pudong Development Bank Co., Ltd. (Nanhui Branch)
China CITIC Bank (Shanghai Hongkou Branch)
Bank of Communications (Shanghai Zhabei Branch)
China Merchants Bank (Dongfang Branch)

股份代號

2048

STOCK CODE

2048

公司網站

www.ehousechina.com

COMPANY WEBSITE

www.ehousechina.com

於2026年上半年，中國房地產市場未見明顯的結構性好轉跡象。新建住宅銷售面積及房地產投資分別同比下降11.6%及18.0%。儘管部分城市房價略有上揚，但全國範圍內尚未出現下行趨勢逆轉的跡象。

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

在此挑戰滿佈的環境下，本集團繼續專注於降低成本及管理現金流量。儘管我們於截至2026年6月30日止六個月錄得淨利潤人民幣245.9百萬元（主要歸因於2026年稍早宣佈終止若干可變權益實體安排所產生的收益），但更為重要的成果是，經營活動產生的現金流量為正數，達人民幣14.5百萬元。此外，除我們已開始進行終止程序的房地產經紀網絡服務外，我們所有主要業務單位均錄得盈利。此乃有效成本控制的成果，我們將繼續落實此項措施。

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

本公司於其境外債務重組方面達成重要里程碑。誠如先前公告所披露，境外債務重組將透過開曼協議安排及香港協議安排（「該等計劃」）實施。計劃債權人會議已於2026年8月27日在香港及開曼群島妥為召開，會上計劃債權人以壓倒性票數支持該等計劃，按出席並投票者計，贊成票分別佔價值的97.8%及人數的95.5%，因此本公司得以就該等計劃取得所需的法定大多數。該等計劃分別須待在香港特別行政區高等法院（「香港高等法院」）及開曼群島大法院（「開曼群島大法院」）批准。就重組計劃尋求香港計劃裁決的呈請已於2026年9月11日在香港高等法院進行聆訊並獲香港高等法院批准。就重組計劃尋求開曼計劃裁決的呈請將於2026年10月9日在開曼群島大法院進行聆訊。本公司將繼續不懈努力，預期成功且如期完成債務重組。

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

業務回顧及展望
BUSINESS REVIEW AND OUTLOOK

除有效的成本控制及債務重組外，本集團在充滿挑戰的房地產行業環境下，繼續致力創新。自2025年起，我們參與開發深度智聯，此為首個專為房地產行業打造的垂直AI模型及AI原生產品生態系統。憑藉我們行業領先的克而瑞系統(1)背後累積的二十年經驗及專業知識，深度智聯已在業內取得初步成功並獲得認可。展望未來，我們計劃推動克而瑞與深度智聯更緊密融合，令「AI+不動產」成為我們新增長策略的核心。透過打造全新品牌「克而瑞•深度智聯」，我們矢志把握AI時代的嶄新機遇，實現戰略轉型，務求成為中國房地產行業領先的AI基礎設施及解決方案供應商。為適應以AI為核心的商業環境，我們計劃開展適當的組織架構重組，加強我們在垂直領域提供智能產品及服務的能力，並支援我們的客戶順利完成AI轉型。

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

收入

我們的收入從截至2025年6月30日止六個月的人民幣1,261.4百萬元減少35.5%至截至2026年6月30日止六個月的人民幣813.1百萬元。該減少主要由於我們所有業務分部的收入均有所下降，尤其是房地產經紀網絡服務（我們計劃終止該業務）產生的收入。

一手房代理服務產生的收入從截至2025年6月30日止六個月的人民幣68.6百萬元減少52.5%至截至2026年6月30日止六個月的人民幣32.6百萬元，主要由於房地產市場整體低迷而導致GTV下跌所致。

房地產經紀網絡服務產生的收入從截至2025年6月30日止六個月的人民幣184.5百萬元減少99.2%至截至2026年6月30日止六個月的人民幣1.4百萬元。該減少主要由於我們計劃終止該業務分部。

房地產數據及諮詢服務產生的收入從截至2025年6月30日止六個月的人民幣145.7百萬元減少48.7%至截至2026年6月30日止六個月的人民幣74.7百萬元，主要由於我們的測評及排名服務以及數據服務收入減少所致。

數字營銷服務產生的收入從截至2025年6月30日止六個月的人民幣850.7百萬元減少18.4%至截至2026年6月30日止六個月的人民幣694.5百萬元，主要由於發放佣金券帶來的電商服務收入減少所致。

其他服務產生的收入從截至2025年6月30日止六個月的人民幣11.9百萬元減少16.4%至截至2026年6月30日止六個月的人民幣9.9百萬元。其他服務產生的收入主要來自酒店管理、會議服務及房地產教育行業。

Revenue

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

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

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

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

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

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

員工成本

我們的員工成本從截至2025年6月30日止六個月的人民幣202.0百萬元減少53.3%至截至2026年6月30日止六個月的人民幣94.4百萬元。員工成本佔收入的比例從截至2025年6月30日止六個月的16.0%減少至截至2026年6月30日止六個月的11.6%。

Staff costs

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

宣傳及推廣開支

我們的宣傳及推廣開支從截至2025年6月30日止六個月的人民幣731.3百萬元減少17.0%至截至2026年6月30日止六個月的人民幣607.1百萬元。宣傳及推廣開支主要包括來自數字營銷服務的針對性線上及線下營銷成本。該減少主要由於本公司因發放佣金券導致的電商服務收入減少所致。

Advertising and promotion expenses

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

短期租賃及低價值資產租賃的租金開支

我們於截至2026年6月30日止六個月錄得短期租賃及低價值資產租賃的租金開支人民幣13.2百萬元，而截至2025年6月30日止六個月則錄得人民幣15.7百萬元。該減少主要由於與短期租賃有關的租賃面積減少所致。

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

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

折舊及攤銷開支

我們的折舊及攤銷開支從截至2025年6月30日止六個月的人民幣50.9百萬元減少16.5%至截至2026年6月30日止六個月的人民幣42.5百萬元，主要由於收購產生的無形資產攤銷減少及出售物業所致。

Depreciation and amortisation expenses

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

面臨預期信貸損失的金融資產（虧損撥備）╱虧損撥備撥回（扣除撥回）

截至2026年6月30日止六個月，我們面臨預期信貸損失的金融資產虧損撥備為人民幣106.0百萬元，而截至2025年6月30日止六個月，我們面臨預期信貸損失的金融資產虧損撥備撥回為人民幣16.9百萬元，主要由於與本集團房地產經紀網絡服務有關的預付款項及應收賬款的虧損撥備。

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

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

諮詢開支

我們的諮詢開支從截至2025年6月30日止六個月的人民幣29.9百萬元增加44.8%至截至2026年6月30日止六個月的人民幣43.4百萬元，主要由於與重組有關的諮詢開支所致。

Consultancy expenses

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

分銷開支

我們的分銷開支從截至2025年6月30日止六個月的人民幣172.2百萬元減少99.5%至截至2026年6月30日止六個月的人民幣0.8百萬元，主要由於房地產經紀網絡服務產生的收入減少所致。

Distribution expenses

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

其他經營成本

我們的其他經營成本從截至2025年6月30日止六個月的人民幣125.8百萬元減少45.0%至截至2026年6月30日止六個月的人民幣69.2百萬元，主要由於本公司成本下降所致。

Other operating costs

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

其他收入

我們的其他收入從截至2025年6月30日止六個月的人民幣6.7百萬元減少至截至2026年6月30日止六個月的人民幣6.3百萬元，主要歸因於補貼收入及租金收入。

Other income

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

其他收益及虧損

我們於截至2025年6月30日止六個月錄得其他虧損淨額人民幣11.6百萬元，而於截至2026年6月30日止六個月則錄得其他收益淨額人民幣645.2百萬元。截至2026年6月30日止六個月，我們錄得其他收益淨額主要歸因於終止有關北京怡生樂居信息服務有限公司的可變權益實體(「可變權益實體」)安排產生的收益淨額，以及匯兑差額的收益淨額。終止可變權益實體安排被視作一項出售。

Other gains and losses

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

其他開支

我們的其他開支從截至2025年6月30日止六個月的人民幣7.7百萬元減少至截至2026年6月30日止六個月的人民幣2.4百萬元，主要歸因於與出售物業及設備相關的虧損。

應佔聯營公司的業績

截至2025年6月30日止六個月，我們錄得人民幣0.4百萬元的應佔聯營公司虧損，並於截至2026年6月30日止六個月錄得人民幣4.5百萬元的應佔聯營公司虧損。截至2026年6月30日止六個月的應佔虧損主要歸因於一家企業級人工智能物聯網(AIoT)服務供應商所致。

融資成本

我們的融資成本從截至2025年6月30日止六個月的人民幣241.0百萬元減少4.2%至截至2026年6月30日止六個月的人民幣231.0百萬元，主要由於銀行借款減少所致。

所得稅開支

我們於截至2026年6月30日止六個月的所得稅開支為人民幣4.5百萬元，而截至2025年6月30日止六個月的所得稅開支為人民幣1.6百萬元。

期內利潤／（虧損）

由於上述因素，截至2026年6月30日止六個月，我們的期內利潤為人民幣245.9百萬元，而截至2025年6月30日止六個月的期內虧損為人民幣304.8百萬元。

Other expenses

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

Share of results of associates

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

Finance costs

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

Income tax expense

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

Profit/(loss) for the period

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

非《國際財務報告準則》指標

為了對依據《國際財務報告準則》呈列的簡明綜合財務資料進行補充，我們還使用了(i)經營虧損及經營虧損率；及(ii)稅息折舊及攤銷前利潤／稅息折舊及攤銷前虧損作為額外標準，僅作說明用途。我們認為，該等標準為投資者及其他人士以與管理層相同的方式了解並評估簡明綜合財務業績方面提供有用資料。經營虧損及經營虧損率以及稅息折舊及攤銷前利潤／稅息折舊及攤銷前虧損的計算並非根據《國際財務報告準則》進行，可能與其他公司的類似財務指標無法直接比較。使用該等計量方式作為分析工具有局限性，不應將其與根據《國際財務報告準則》所報告的其他計量方式分開考慮。

我們對經營虧損的定義是收入抵減經營成本的金額，該等成本包括員工成本、宣傳及推廣開支、短期租賃及低價值資產租賃的租金開支、折舊及攤銷開支、面臨預期信貸損失的金融資產虧損撥備（扣除撥回）、終止確認按攤銷成本計量的金融資產的虧損（於報告期間為人民幣零元）、終止確認按公允價值計量並計入其他全面收益的應收款項產生的虧損（於報告期間為人民幣零元）、諮詢開支、分銷開支及其他經營成本。我們對經營虧損率的定義是該年的經營虧損除以收入。我們認為經營虧損及經營虧損率通過撇除不影響我們持續經營表現的若干非經營或非經常性開支的潛在影響，有助於比較我們不同年度的經營表現。

截至2026年6月30日止六個月，我們的經營虧損為人民幣163.3百萬元，而截至2025年6月30日止六個月的經營虧損為人民幣49.3百萬元。截至2026年6月30日止六個月，我們的經營虧損率為20.1%，相較於截至2025年6月30日止六個月的經營虧損率3.9%，主要由於經營虧損增加。

我們將稅息折舊及攤銷前利潤／稅息折舊及攤銷前虧損定義為(i)期內利潤／(虧損)，並經調整加回：(ii)融資成本；(iii)折舊及攤銷開支；及(iv)所得稅開支。我們使用稅息折舊及攤銷前利潤／稅息折舊及攤銷前虧損突出經營業績及其更接近概約現金流量。

Non-IFRS Measures

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

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

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

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

我們的稅息折舊及攤銷前利潤於截至2026年6月30日止六個月為人民幣523.9百萬元，而截至2025年6月30日止六個月的稅息折舊及攤銷前虧損為人民幣11.4百萬元。

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

流動性及財務資源

Liquidity and Financial Resources

截至2026年6月30日止六個月，我們主要用我們的經營所得現金及外部借款為我們的現金需求出資。截至2025年12月31日及2026年6月30日，我們的現金及現金等價物分別為人民幣186.7百萬元及人民幣162.3百萬元。我們通常將超額現金存入計息銀行賬戶及往來賬戶。

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

截至2026年6月30日止六個月，我們現金的主要用途是為所需營運資本及其他經常性開支出資，以支援我們的業務擴張。展望未來，我們相信，我們內部所產生的現金、外部借款以及不時從資本市場籌集的其他資金，將可共同滿足我們的流動資金需求。

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

資本開支

Capital Expenditure

		截至6月30日止六個月 Six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
購買物業及設備以及物業及設備按金	Purchase of and deposits placed for property and equipment	**66**	1,317

我們的資本開支主要涉及購買物業、設備及資本化預付款。租賃物業裝修（主要包括資本化裝修及保養成本）佔物業及設備購買的大部分。

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

資產負債表外承擔及安排

截至2026年6月30日，我們並無進行任何資產負債表外交易。

資本負債比率

於2026年6月30日，本集團資本負債比率（按報告期期末債務（所有銀行及其他借款）總額除以資產總值）為423.2%，較截至2025年12月31日的364.8%增加58.4個百分點。該增加主要由於資產總值減少。

持有的重大投資

於2026年6月30日，我們並無於任何其他公司的股本權益中持有任何重大投資（包括於被投資公司的投資額佔2026年6月30日本公司資產總值5%或以上的任何投資）。

重大投資及資本資產的未來計劃

截至2026年6月30日，我們並無重大投資及資本資產的其他計劃。

附屬公司及聯屬公司的重大收購及／或出售

除本報告所披露者外，我們於報告期間並無進行附屬公司、併表聯屬實體、聯營公司或合營企業的任何重大收購或出售。

Off-Balance Sheet Commitments and Arrangements

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

Gearing Ratio

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

Significant Investments Held

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

Future Plans for Material Investments and Capital Assets

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

Material Acquisitions and/or Disposals of Subsidiaries and Affiliated Companies

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

僱員及薪酬政策

於2026年6月30日，我們擁有942名全職僱員，根據我們的業務策略，大部分僱員位於上海的總部以及中國多個其他城市。

我們的成功取決於我們吸引、挽留及激勵合資格人員的能力。作為我們挽留策略的一部分，除了基本薪資外，我們向僱員提供基於績效的現金紅利及其他激勵。截至2026年6月30日止六個月的薪酬開支總額（包括以股份為基礎的薪酬開支）為人民幣94.4百萬元，而截至2025年6月30日止六個月為人民幣202.0百萬元，同比減少53.3%。

外匯風險

我們的功能貨幣為人民幣，但若干現金及現金等價物、以美元計值的優先票據及有條件投資基金所得款項以外幣計值，因此面臨外幣風險。我們目前並無外幣對沖政策。我們將繼續監控外匯風險，並於必要時採取行動。

資產質押

於2026年6月30日，本集團銀行借款人民幣173.0百萬元以唐朝大酒店（賬面值人民幣374.2百萬元）作抵押。

有關唐朝大酒店的進一步詳情，請參閱本公司日期為2020年3月22日、標題為「須予披露交易－收購上海涓鵬」的公告。

或有負債

於2026年6月30日，我們並無任何重大或有負債（於2025年6月30日：無）。

Employee and Remuneration Policy

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

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

Foreign Exchange Risk

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

Pledge of Assets

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

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

Contingent Liabilities

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

報告期後事項

本公司及其顧問一直積極推進本集團境外債務的重組。於截至2026年6月30日止六個月後，重組計劃的主要進展如下：

(i) 重組計劃會議於2026年8月27日舉行，並獲97.8%（按價值計）出席會議並可投票的重組計劃債權人投票贊成計劃。重組計劃獲得法定所需的大多數重組計劃債權人批准。

(ii) 就重組計劃尋求香港計劃裁決的呈請已於2026年9月11日在香港高等法院進行聆訊並獲香港高等法院批准。就重組計劃尋求開曼計劃裁決的呈請將於2026年10月9日在開曼群島大法院進行聆訊。

Events after the Reporting Period

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

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

(ii) The petition seeking sanction of the HK Scheme of the Restructuring Plan was heard on 11 September 2026 at the Hong Kong High Court and was sanctioned by the Hong Kong High Court. The petition seeking sanction of the Cayman Scheme of the Restructuring Plan will be heard on 9 October 2026 at the Cayman Grand Court.

遵守《企業管治守則》

本公司致力於維持及執行嚴格的企業管治。本公司的企業管治原則為促進有效的內部控制措施，並提升董事會對所有股東的透明度及問責機制。

於報告期間，本公司已採納並遵守載於《上市規則》附錄C1所載《企業管治守則》的所有適用守則條文，惟下列偏離除外：

根據《企業管治守則》之守則條文C.2.1，董事會主席與首席執行官的職責應有區分，而不應由一人同時擔任。主席及首席執行官的職責劃分應清楚界定，並以書面載列。本公司並無區分董事會主席及首席執行官，執行董事周忻先生目前擔任此兩個職位。董事會相信，由同一人士同時擔任董事會主席及首席執行官有利於確保本集團的領導方式一致，使本集團的整體策略規劃更具效益及效率。董事會認為，目前安排下權力及權限的平衡將不會受損，而此架構將使本公司能迅速有效作出決策並予以執行。董事會將繼續檢討及於考慮本集團整體狀況後的適當時間考慮分開本公司董事會主席及首席執行官的職責。

有關本公司的企業管治常規的更多資料將載於本公司截至2026年12月31日止年度的年度報告中的企業管治報告。

本公司將繼續定期檢討及監察其企業管治常規，以確保遵守《企業管治守則》及維持本公司高水平的企業管治常規。

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

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

During the Reporting Period, the Company had adopted and complied with all the applicable code provisions as set out in the Corporate Governance Code contained in Appendix C1 to the Listing Rules, except for the following deviation:

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

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

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

遵守《標準守則》

本公司已採用《上市規則》附錄C3所載的《標準守則》作為董事買賣本公司證券之行為守則。經向本公司全體董事作出具體查詢後，所有董事均確認彼等於報告期間嚴格遵守《標準守則》所載的規定標準。

COMPLIANCE WITH THE MODEL CODE

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 enquiry of all the Directors of the Company, all the Directors confirmed that they had strictly complied with the required standards set out in the Model Code throughout the Reporting Period.

審計委員會

本公司已遵照《上市規則》第3.21條及《企業管治守則》成立審計委員會。審計委員會的主要職責為審閱及監督本集團的財務報告流程及內部管控系統（包括風險管理）、審閱及批准關連交易及向董事會提供建議及意見。審計委員會由三名成員組成，即張磅先生、李勁先生及王力群先生。張磅先生為審計委員會主席。

審計委員會已審閱本集團截至2026年6月30日止六個月的未經審計綜合中期業績，亦與高級管理層成員討論有關本公司所採用會計政策及實務的事項及內部控制。

AUDIT COMMITTEE

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

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

其他董事委員會

除審計委員會外，本公司亦已成立提名委員會與薪酬委員會。

OTHER BOARD COMMITTEES

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

購買、出售或贖回本公司上市證券

本公司或其任何附屬公司於報告期間並無購買、出售或贖回本公司於聯交所上市的任何證券（包括出售庫存股（定義見《上市規則》））。於2026年6月30日，本公司並無持有任何庫存股（定義見《上市規則》）。

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

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

重大訴訟

於2026年6月30日，本公司並無涉入任何重大訴訟或仲裁且董事並無知悉針對本公司提起的待決或受威脅的任何重大訴訟或申索。

MATERIAL LITIGATION

As at 30 June 2026, the Company was not involved in any material litigation or arbitration and the Directors were not aware of any material litigation or claims that were pending or threatened against the Company.

中期股息

董事會決議不派付任何截至2026年6月30日止六個月的中期股息。

董事資料變動

根據《上市規則》第13.51B(1)條，有關董事資料的變動載列如下：

1. 丁祖昱博士為投入更多時間處理其他業務承擔而辭任本公司執行董事，自2026年8月31日起生效。

除本中期報告所披露者外，概無董事資料變動須根據《上市規則》第13.51B(1)條予以披露。

董事及最高行政人員於本公司或其任何相聯法團的股份、相關股份及債權證的權益及淡倉

於2026年6月30日，本公司董事及最高行政人員於本公司或其相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份及債權證中擁有須(a)根據證券及期貨條例第XV部第7及8分部知會本公司及聯交所之權益及淡倉(包括根據證券及期貨條例之有關條文被當作或被視為擁有的權益及淡倉)；或(b)記入本公司根據證券及期貨條例第352條須存置的登記冊的權益及淡倉；或(c)根據《標準守則》知會本公司及聯交所的權益及淡倉如下：

INTERIM DIVIDEND

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

CHANGES IN INFORMATION OF DIRECTORS

Pursuant to Rule 13.51B(1) of the Listing Rules, the changes in information of the Directors are set out below:

1. Dr. Ding Zuyu resigned as an executive Director of the Company with effect from 31 August 2026 to devote more time to pursue his other business commitments.

Save as disclosed in this interim report, there has been no change to the information of the Directors which is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY OF ITS ASSOCIATED CORPORATIONS

As at 30 June 2026, the interests and short positions of the Directors and chief executives of the Company in the shares, underlying shares and debentures of the Company or its associated corporations within the meaning of Part XV of the SFO, which were required (a) to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO); or (b) to be recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO; or (c) as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code were as follows:

於本公司股份或相關股份的權益 Interest in Shares or Underlying Shares of the Company

董事或最高行政人員姓名 Name of Director or chief executive	權益性質 Nature of interest	股份數目[(5)] Number of Shares[(5)]	持股概約百分比[(1)] Approximate percentage of holding[(1)]
周先生[(2)] Mr. Zhou[(2)]	受控法團權益／實益擁有人 Interest in controlled corporations/Beneficial owner	413,073,499(L)	23.617%
黃燦浩先生[(3)] Mr. Huang Canhao[(3)]	實益擁有人 Beneficial owner	9,600,000(L)	0.549%
丁祖昱博士[(3)(4)] Dr. Ding Zuyu[(3)(4)]	實益擁有人 Beneficial owner	9,600,000(L)	0.549%
程立瀾博士[(3)] Dr. Cheng Li-Lan[(3)]	實益擁有人 Beneficial owner	1,446,000(L)	0.083%

附註：

(1) 計算乃基於2026年6月30日已發行股份總數1,749,059,530股。

(2) 413,073,499股股份包括分別由中國房產信息集團、易居（中國）控股、On Chance及Regal Ace持有的228,920,000股、146,918,440股、20,000,000股及2,775,059股，以及根據首次公開發售前購股權計劃授出的購股權獲行使後將向作為實益擁有人的周先生發行的14,460,000股股份。中國房產信息集團為易居（中國）控股旗下全資附屬公司，易居（中國）控股為易居控股旗下全資附屬公司。易居控股由On Chance、Jun Heng及周先生持有33.13%、14.65%及52.22%的股權。Jun Heng由On Chance全資擁有，而On Chance由周先生全資擁有。Regal Ace由周先生全資擁有。

(3) 該等股份指根據首次公開發售前購股權計劃授出的購股權獲行使後將予發行的股份。

(4) 丁祖昱博士已辭任本公司執行董事，自2026年8月31日起生效。

(5) 字母「L」表示該名人士於股份中的好倉（定義見證券及期貨條例第XV部）。

Notes:

(1) The calculation is based on the total number of 1,749,059,530 Shares in issue as at 30 June 2026.

(2) 413,073,499 Shares comprise 228,920,000 Shares by CRE Corp, 146,918,440 Shares by E-House (China) Holdings, 20,000,000 Shares by On Chance and 2,775,059 Shares by Regal Ace, respectively, as well as 14,460,000 Shares to be issued to Mr. Zhou as a beneficial owner upon exercise of options granted under the Pre-IPO Share Option Scheme. CRE Corp is a wholly-owned subsidiary of E-House (China) Holdings, itself a wholly-owned subsidiary of E-House Holdings. E-House Holdings is held as to 33.13% by On Chance, 14.65% by Jun Heng and 52.22% by Mr. Zhou. Jun Heng is wholly-owned by On Chance, which is in turn wholly-owned by Mr. Zhou. Regal Ace is wholly-owned by Mr. Zhou.

(3) These Shares represent the Shares to be issued upon exercise of options granted under the Pre-IPO Share Option Scheme.

(4) Dr. Ding Zuyu resigned as an executive Director of the Company with effect from 31 August 2026.

(5) The letter "L" denotes the person's long position (as defined under Part XV of the SFO) in the Shares.

於相聯公司股份或相關股份之權益

Interest in Shares or Underlying Shares of Associated Corporation

董事或最高行政人員姓名 Name of Director or chief executive	相聯公司名稱 Name of Associated Corporation	權益性質 Nature of interest	股份數目[6] Number of Shares[6]	持股概約百分比 Approximate percentage of holding
周先生[1] Mr. Zhou[1]	樂居 Leju	實益擁有人 Beneficial owner	370,000(L)	0.2635%
黃燦浩先生[2] Mr. Huang Canhao[2]	樂居 Leju	實益擁有人 Beneficial owner	137,500(L)	0.0979%
丁祖昱博士[3] Dr. Ding Zuyu[3]	樂居 Leju	實益擁有人 Beneficial owner	101,667(L)	0.0724%
程立瀾博士[4] Dr. Cheng Li-Lan [4]	樂居 Leju	實益擁有人 Beneficial owner	474,835(L)	0.3382%
周天鳳女士[5] Ms. Zhou Tianfeng [5]	樂居 Leju	實益擁有人 Beneficial owner	110,000(L)	0.0783%

附註：

(1) 周先生於根據樂居股份獎勵計劃授出的購股權獲行使後將予發行的370,000股股份中擁有權益。

(2) 黃先生於(i)其直接持有的2,500股股份；及(ii)根據樂居股份獎勵計劃授出的購股權獲行使後將予發行的135,000股股份中擁有權益。

(3) 丁博士於(i)其直接持有的1,667股股份；及(ii)根據樂居股份獎勵計劃授出的購股權獲行使後將予發行的100,000股股份中擁有權益。丁博士已辭任本公司執行董事，自2026年8月31日起生效。

(4) 程博士於(i)其直接持有的124,835股股份；及(ii)根據樂居股份獎勵計劃授出的購股權獲行使後將予發行的350,000股股份中擁有權益。

(5) 周女士於根據樂居股份獎勵計劃授出的購股權獲行使後將予發行的110,000股股份中擁有權益。

(6) 字母「L」表示該名人士於股份或相關股份中的好倉（定義見證券及期貨條例第XV部）。

除上文所披露者外，於2026年6月30日，概無本公司董事及最高行政人員於本公司或其任何相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份或債權證中擁有本公司根據證券及期貨條例第352條須存置的登記冊所記錄之任何權益或淡倉，或根據《標準守則》知會本公司及聯交所的權益或淡倉。

Notes:

(1) Mr. Zhou was interested in 370,000 shares to be issued upon exercise of share options granted under the share incentive plan of Leju.

(2) Mr. Huang was interested in (i) 2,500 shares directly held by him, and (ii) 135,000 shares to be issued upon exercise of share options granted under the share incentive plan of Leju.

(3) Dr. Ding was interested in (i) 1,667 shares directly held by him, and (ii) 100,000 shares to be issued upon exercise of share options granted under the share incentive plan of Leju. Dr. Ding resigned as an executive Director of the Company with effect from 31 August 2026.

(4) Dr. Cheng was interested in (i) 124,835 shares directly held by him, and (ii) 350,000 shares to be issued upon exercise of share options granted under the share incentive plan of Leju.

(5) Ms. Zhou was interested in 110,000 shares to be issued upon exercise of share options granted under the share incentive plan of Leju.

(6) The letter "L" denotes the person's long position (as defined under Part XV of the SFO) in the shares or underlying shares.

Save as disclosed above, as at 30 June 2026, none of the Directors and chief executives of the Company had any interest or short position in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to Model Code.

主要股東於股份及相關股份之權益與淡倉

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

於2026年6月30日，董事及最高行政人員（其權益已於本中期報告內披露）除外的人士於本公司股份或相關股份中擁有本公司根據證券及期貨條例第336條須存置的登記冊所記錄之權益或淡倉如下：

As at 30 June 2026, the persons other than the Directors and chief executives, whose interests have been disclosed in this interim report, who had an interest or short position 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, were as follows:

於本公司的權益

Interest in our Company

股東名稱 Name of Shareholder	身份／權益性質 Capacity/Nature of interest	股份數目 Number of Shares	持股概約百分比[1] Approximate percentage of holding[1]
中國房產信息集團[2] CRE Corp[2]	實益擁有人 Beneficial owner	228,920,000(L)	13.088%
易居（中國）控股[2] E-House (China) Holdings[2]	受控制法團權益／實益擁有人 Interest of controlled corporations/ Beneficial owner	375,838,440(L)	21.488%
易居控股[3] E-House Holdings[3]	受控制法團權益 Interest of controlled corporations	375,838,440(L)	21.488%
阿里巴巴控股[4] Alibaba Holding[4]	受控制法團權益 Interest of controlled corporations	145,588,000(L)	8.324%
淘寶中國控股有限公司[4] Taobao China Holding Limited[4]	實益擁有人 Beneficial owner	145,588,000(L)	8.324%
Taobao Holding Limited[4] Taobao Holding Limited[4]	受控制法團權益 Interest of controlled corporations	145,588,000(L)	8.324%
Captain Valley (Cayman) Limited[5] Captain Valley (Cayman) Limited[5]	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
Climax Fame (BVI) Limited[5] Climax Fame (BVI) Limited[5]	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
萬科金融（香港）有限公司[5] Vanke Finance (Hong Kong) Limited[5]	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
萬科置業（香港）有限公司[5] Vanke Property (Hong Kong) Limited[5]	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%

股東名稱 Name of Shareholder	身份／權益性質 Capacity/Nature of interest	股份數目 Number of Shares	持股概約百分比(1) Approximate percentage of holding(1)
上海萬科企業有限公司(5) Shanghai Vanke Enterprise Company Limited(5)	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
上海萬科投資管理有限公司(5) Shanghai Vanke Investment and Management Company Limited(5)	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
萬科(5) Vanke(5)	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%

附註：

(1) 計算乃基於2026年6月30日已發行總數1,749,059,530股股份。

(2) 中國房產信息集團為易居(中國)控股旗下全資附屬公司，易居(中國)控股為易居控股旗下全資附屬公司。易居控股由On Chance、Jun Heng及周先生持有33.13%、14.65%及52.22%的股權。Jun Heng由On Chance全資擁有，而On Chance由周先生全資擁有。

(3) 375,838,440股股份分別由中國房產信息集團及易居(中國)控股持有228,920,000股及146,918,440股。中國房產信息集團為易居(中國)控股旗下全資附屬公司，易居(中國)控股為易居控股旗下全資附屬公司。易居控股由On Chance、Jun Heng及周先生持有33.13%、14.65%及52.22%的股權。Jun Heng由On Chance全資擁有，而On Chance由周先生全資擁有。

(4) 淘寶中國控股有限公司為Taobao Holding Limited的全資附屬公司，而Taobao Holding Limited為阿里巴巴控股的全資附屬公司。

Notes:

(1) The calculation is based on the total number of 1,749,059,530 Shares in issue as at 30 June 2026.

(2) CRE Corp is a wholly-owned subsidiary of E-House (China) Holdings, itself a wholly-owned subsidiary of E-House Holdings. E-House Holdings is held as to 33.13% by On Chance, 14.65% by Jun Heng, and 52.22% by Mr. Zhou. Jun Heng is wholly-owned by On Chance which is in turn wholly-owned by Mr. Zhou.

(3) 375,838,440 Shares are held as to 228,920,000 Shares by CRE Corp and 146,918,440 Shares by E-House (China) Holdings. CRE Corp is a wholly-owned subsidiary of E-House (China) Holdings, itself a wholly-owned subsidiary of E-House Holdings. E-House Holdings is held as to 33.13% by On Chance, 14.65% by Jun Heng, and 52.22% by Mr. Zhou. Jun Heng is wholly-owned by On Chance which is in turn wholly-owned by Mr. Zhou.

(4) Taobao China Holding Limited is a wholly-owned subsidiary of Taobao Holding Limited, which is a wholly-owned subsidiary of Alibaba Holding.

(5) Captain Valley (Cayman) Limited由Climax Fame (BVI) Limited全資擁有，而Climax Fame (BVI) Limited由萬科金融（香港）有限公司全資擁有。萬科金融（香港）有限公司由萬科置業（香港）有限公司全資擁有，而萬科置業（香港）有限公司由上海萬科企業有限公司全資擁有。上海萬科企業有限公司由上海萬科投資管理有限公司全資擁有，而上海萬科投資管理有限公司由萬科全資擁有。因此Climax Fame (BVI) Limited、萬科金融（香港）有限公司、萬科置業（香港）有限公司、上海萬科企業有限公司、上海萬科投資管理有限公司及萬科皆被視為於Captain Valley (Cayman) Limited持有之股份中擁有權益。

(6) 字母「L」表示該名人士於股份中的好倉（定義見證券及期貨條例第XV部）。

除上述所披露者外，於2026年6月30日，董事及最高行政人員（其權益載於本中期報告）除外的人士概無於本公司股份或相關股份中擁有本公司根據證券及期貨條例第336條須存置的登記冊所記錄之任何權益或淡倉。

購股權計劃

本公司現有兩項股份計劃，即首次公開發售前購股權計劃及首次公開發售後購股權計劃。在現有股份計劃過渡安排規定的範圍內，本公司已遵循並將繼續遵循《上市規則》第十七章。

由於報告期間首次公開發售前購股權計劃或首次公開發售後購股權計劃項下並無授出，因此可就報告期間根據本公司所有股份計劃授予的購股權及獎勵發行0股新股份（相當於報告期間股份（不包括庫存股）加權平均數的約0%）。

(5) Captain Valley (Cayman) Limited is wholly-owned by Climax Fame (BVI) Limited, which is in turn wholly-owned by Vanke Finance (Hong Kong) Limited. Vanke Finance (Hong Kong) Limited is wholly-owned by Vanke Property (Hong Kong) Company Limited, which is in turn wholly-owned by Shanghai Vanke Enterprise Company Limited (上海萬科企業有限公司). Shanghai Vanke Enterprise Company Limited is wholly-owned by Shanghai Vanke Investment and Management Company Limited (上海萬科投資管理有限公司), which is in turn wholly owned by Vanke. Hence, Climax Fame (BVI) Limited, Vanke Finance (Hong Kong) Limited, Vanke Property (Hong Kong) Company Limited, Shanghai Vanke Enterprise Company Limited, Shanghai Vanke Investment and Management Company Limited and Vanke are deemed to be interested in the Shares held by Captain Valley (Cayman) Limited.

(6) The letter "L" denotes the person's long position (as defined under Part XV of the SFO) in the Shares.

Save as disclosed above, as at 30 June 2026, no person, other than the Directors and chief executives whose interests are set out in this interim report, had any 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.

SHARE OPTION SCHEMES

The Company has two existing share schemes, namely the Pre-IPO Share Option Scheme and the Post-IPO Share Option Scheme. The Company has complied, and will continue to comply, with Chapter 17 of the Listing Rules to the extent required by the transitional arrangements for existing share schemes.

As there were no grants under the Pre-IPO Share Option Scheme or the Post-IPO Share Option Scheme during the Reporting Period, 0 new Shares, representing approximately 0% of the weighted average number of Shares (excluding treasury shares) for the Reporting Period, may be issued in respect of options and awards granted during the Reporting Period under all share schemes of the Company.

1. 首次公開發售前購股權計劃

因根據首次公開發售前購股權計劃授出但尚未行使的所有發行在外購股權獲行使而可予發行的股份整體限額，於任何時候不得超過91,568,000股股份。鑒於上市後不會進一步根據首次公開發售前購股權計劃授出購股權，於2026年1月1日及2026年6月30日分別有0份購股權可供授出。概無根據首次公開發售前購股權計劃設定服務供應商分項限額。

於報告期間根據首次公開發售前購股權計劃授出的購股權變動詳情載於下文：

1. Pre-IPO Share Option Scheme

The overall limit on the number of Shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Pre-IPO Share Option Scheme at any time shall not exceed 91,568,000 Shares. Given that no further option could be granted under the Pre-IPO Share Option Scheme after the Listing, 0 options were available for grant as at 1 January 2026 and 30 June 2026, respectively. No service provider sublimit has been set under the Pre-IPO Share Option Scheme.

Details of the movements of the options granted under the Pre-IPO Share Option Scheme during the Reporting Period are as follows:

購股權持有人姓名／類別 Name/category of option holders	職務 Position	授出日期 Date of grant	行使期 Exercise period	歸屬期 Vesting period	行使價 Exercise price	購股權數目 Number of options 於2026年1月1日尚未行使 Outstanding as at 1 January 2026	報告期間已行使 Exercised during the Reporting Period	報告期間失效 Lapsed during the Reporting Period	報告期間註銷 Cancelled during the Reporting Period	於2026年6月30日尚未行使 Outstanding as at 30 June 2026
本公司董事 Directors of the Company										
周忻先生 Mr. Zhou Xin	執行董事兼主席 Executive Director & Chairman	2018年4月21日 21 April 2018	授予日期起10年 10 years from the date of grant	1至3年 1-3 years	10.37港元 HK$10.37	14,460,000	–	–	–	14,460,000
黃燦浩先生 Mr. Huang Canhao	執行董事 Executive Director	2018年4月21日 21 April 2018	授予日期起10年 10 years from the date of grant	1至3年 1-3 years	10.37港元 HK$10.37	9,600,000	–	–	–	9,600,000
丁祖昱博士[2] Dr. Ding Zuyu [2]	執行董事 Executive Director	2018年4月21日 21 April 2018	授予日期起10年 10 years from the date of grant	1至3年 1-3 years	10.37港元 HK$10.37	9,600,000	–	–	–	9,600,000
程立瀾博士 Dr. Cheng Li-Lan	執行董事 Executive Director	2018年4月21日 21 April 2018	授予日期起10年 10 years from the date of grant	1至3年 1-3 years	10.37港元 HK$10.37	1,446,000	–	–	–	1,446,000

購股權持有人姓名／類別 Name/category of option holders	職務 Position	授出日期 Date of grant	行使期 Exercise period	歸屬期 Vesting period	行使價 Exercise price	購股權數目 Number of options 於2026年1月1日尚未行使 Outstanding as at 1 January 2026	報告期間已行使 Exercised during the Reporting Period	報告期間失效 Lapsed during the Reporting Period	報告期間註銷 Cancelled during the Reporting Period	於2026年6月30日尚未行使 Outstanding as at 30 June 2026
僱員參與人士 Employee participants		2018年4月21日 21 April 2018	授予日期起10年 10 years from the date of grant	1至3年 1-3 years	10.37港元 HK$10.37	26,987,600	–	4,443,200	–	22,544,400
總計 **Total**						**62,093,600**	–	4,443,200	–	57,650,400

附註：

(1) 接納授出每份購股權時應付人民幣1.00元的名義代價。

(2) 丁祖昱博士已辭任本公司執行董事，自2026年8月31日起生效。

Notes:

(1) A nominal consideration of RMB1.00 is payable upon acceptance of the grant of an option.

(2) Dr. Ding Zuyu resigned as an executive Director of the Company with effect from 31 August 2026.

2. 首次公開發售後購股權計劃

概無購股權根據首次公開發售後購股權計劃獲授予。因此，於2026年1月1日及2026年6月30日根據購股權計劃授權上限可供授出的股份分別為146,743,600股。概無根據首次公開發售後購股權計劃設定服務供應商分項限額。

2. Post-IPO Share Option Scheme

No options have been granted under the Post-IPO Share Option Scheme. Accordingly, 146,743,600 Shares were available for grant under the Option Scheme Mandate Limit as at 1 January 2026 and 30 June 2026, respectively. No service provider sublimit has been set under the Post-IPO Share Option Scheme.

簡明綜合財務報表審閱報告
REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

致：易居(中國)企業控股有限公司董事會
(於開曼群島註冊成立的有限公司)

引言

本核數師行已審閱載列於第28至68頁之中期財務資料，包括易居(中國)企業控股有限公司(「貴公司」)及其附屬公司(「貴集團」)於2026年6月30日之簡明綜合財務狀況表及截至該日止六個月期間之相關簡明綜合損益及其他全面收益表、簡明綜合權益變動表及簡明綜合現金流量表，以及中期財務資料附註。《香港聯合交易所有限公司證券上市規則》規定，中期財務資料報告之編製須符合其相關規定以及國際會計準則理事會頒佈的《國際會計準則》第34號「中期財務報告」(「《國際會計準則》第34號」)。董事負責根據《國際會計準則》第34號編製及呈列本中期財務資料。本核數師行之責任為根據本核數師行之審閱對本中期財務資料作出結論，並按照委聘之協議條款僅向整體董事會作出報告，除此之外，本報告並無其他目的。本核數師行概不就本報告的內容對任何其他人士負責或承擔責任。

審閱範圍

本核數師行根據香港會計師公會頒佈之《香港審閱委聘準則》第2410號「由實體獨立核數師審閱中期財務資料」進行審閱。中期財務資料之審閱範圍主要包括向財務及會計事宜之負責人作出查詢，及進行分析與其他審閱程序。由於審閱工作涵蓋之範圍遠較根據《香港審計準則》進行之審計工作範圍為小，故本核數師行不保證已知悉所有應於審計工作中可能發現之重大事項。因此，本核數師行不會發表任何審計意見。

To the Board of Directors of E-House (China) Enterprise Holdings Limited
(Incorporated in the Cayman Islands with limited liability)

INTRODUCTION

We have reviewed the interim financial information set out on pages 28 to 68 which comprises the condensed consolidated statement of financial position of E-House (China) Enterprise Holdings Limited (the "Company") and its subsidiaries (the "Group") as at 30 June 2026 and the related condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended, and notes to interim financial 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") issued by the International Accounting Standards Board. The directors are responsible for the preparation and presentation of this interim financial information in accordance with IAS 34. Our responsibility is to express a conclusion on this interim financial information 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" 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.

結論

根據本核數師行的審閱，本核數師行並無發現任何事項，令本核數師行相信中期財務資料並未在所有重大方面按照《國際會計準則》第34號編製。

CONCLUSION

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

與持續經營有關的重大不確定因素

本核數師行謹請垂注中期財務資料附註2，當中說明了對　貴集團持續經營能力構成疑慮的主要情況。該等事件或情況顯示存在重大不確定因素，可能對　貴集團持續經營的能力構成重大疑慮。本核數師行並未就此事項修改結論。

MATERIAL UNCERTAINTY RELATED TO GOING CONCERN

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

中匯安達會計師事務所有限公司
執業會計師
李淳暉
執業牌照號碼P05498
香港，2026年8月31日

ZHONGHUI ANDA CPA Limited
Certified Public Accountants
Li Shun Fai
Practising Certificate Number P05498
Hong Kong, 31 August 2026

簡明綜合損益及其他全面收益表
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

截至2026年6月30日止六個月 For the six months ended 30 June 2026

			截至6月30日止六個月 For the six months ended 30 June	
		附註 *Notes*	**2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)**	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
收入	Revenue	*5*	**813,077**	1,261,418
員工成本	Staff costs		**(94,358)**	(201,973)
宣傳及推廣開支	Advertising and promotion expenses		**(607,110)**	(731,276)
短期租賃及低價值資產租賃的租金開支	Rental expenses for short-term leases and low-value assets leases		**(13,172)**	(15,708)
折舊及攤銷開支	Depreciation and amortisation expenses		**(42,477)**	(50,877)
面臨預期信貸損失（「預期信貸損失」）的金融資產（虧損撥備）╱虧損撥備撥回（扣除撥回）	(Loss allowance)/reversal of loss allowance on financial assets subject to expected credit loss ("ECL"), net of reversal	*16*	**(105,969)**	16,929
諮詢開支	Consultancy expenses		**(43,350)**	(29,934)
分銷開支	Distribution expenses		**(793)**	(172,165)
其他經營成本	Other operating costs		**(69,160)**	(125,755)
其他收入	Other income	*7*	**6,308**	6,700
其他收益及虧損	Other gains and losses	*9*	**645,229**	(11,550)
其他開支	Other expenses		**(2,388)**	(7,691)
應佔聯營公司業績	Share of results of associates		**(4,461)**	(361)
融資成本	Finance costs		**(230,957)**	(240,983)
稅前利潤╱（虧損）	**Profit/(loss) before taxation**		**250,419**	(303,226)
所得稅開支	Income tax expense	*8*	**(4,471)**	(1,605)
期內利潤╱（虧損）	**Profit/(loss) for the period**	*9*	**245,948**	(304,831)
期內其他全面收益╱（開支）	**Other comprehensive income/(expense) for the period**			
其後可能重新分類至損益的項目：	*Items that may be reclassified subsequently to profit or loss:*			
按公允價值計量並計入其他全面收益（「按公允價值計量並計入其他全面收益」）的應收款項公允價值變動	Fair value changes on receivables measured at fair value through other comprehensive income ("FVTOCI")		**(51,682)**	9,748
按公允價值計量並計入其他全面收益的應收款項預期信貸損失變動淨額	Net changes in ECL of receivables measured at FVTOCI		**51,682**	(9,748)
換算海外業務產生的匯兑差額	Exchange differences arising on translation of foreign operations		**(18,412)**	(608)
期內其他全面開支，扣除所得稅	Other comprehensive expense for the period, net of income tax		**(18,412)**	(608)
期內全面收益╱（開支）總額	**Total comprehensive income/(expense) for the period**		**227,536**	(305,439)

簡明綜合損益及其他全面收益表
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

截至2026年6月30日止六個月 For the six months ended 30 June 2026

		附註 Notes	截至6月30日止六個月 For the six months ended 30 June	
			2026年 2026 人民幣千元 RMB'000 (未經審計) (unaudited)	2025年 2025 人民幣千元 RMB'000 (未經審計) (unaudited)
下列人士應佔期內利潤／(虧損)：	**Profit/(loss) for the period attributable to:**			
一本公司擁有人	– Owners of the Company		45,245	(298,172)
一非控股權益	– Non-controlling interests		200,703	(6,659)
			245,948	(304,831)
期內全面收益／(開支)總額	**Total comprehensive income/(expense) for the period**			
一本公司擁有人	– Owners of the Company		28,820	(298,714)
一非控股權益	– Non-controlling interests		198,716	(6,725)
			227,536	(305,439)
每股盈利／(虧損)	**Earnings/(loss) per share**	11		
一基本(人民幣分)	– Basic (RMB cents)		2.59	(17.05)
一攤薄(人民幣分)	– Diluted (RMB cents)		2.59	(17.05)

簡明綜合財務狀況表
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於2026年6月30日 At 30 June 2026

		附註 Notes	2026年6月30日 30 June 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年12月31日 31 Dec 2025 人民幣千元 RMB'000 （經審計） (audited)
非流動資產	**Non-current assets**			
物業及設備	Property and equipment	*12*	**600,059**	635,305
使用權資產	Right-of-use assets	*12*	**64,750**	81,480
投資物業	Investment properties		**617**	627
無形資產	Intangible assets		**7,641**	8,846
於聯營公司權益	Interests in associates		**71,248**	73,709
應收關聯方款項	Amounts due from related parties	*14*	**47**	47
其他非流動資產	Other non-current assets	*13*	**21,503**	17,918
			765,865	817,932
流動資產	**Current assets**			
應收賬款及應收票據	Accounts receivables and bills receivables	*13*	**310**	9,984
其他應收款項	Other receivables	*13*	**125,923**	235,603
應收關聯方款項	Amounts due from related parties	*14*	**28,149**	21,248
按公允價值計量並計入其他全面收益的應收款項	Receivables at FVTOCI	*15*		
— 應收賬款及應收票據	– accounts receivables and bills receivables		**55,610**	72,589
— 應收關聯方款項 — 應收賬款	– amounts due from related parties – accounts receivables		**54,646**	81,973
按公允價值計量並計入損益（「按公允價值計量並計入損益」）的金融資產	Financial assets at fair value through profit or loss ("FVTPL")		**17,296**	18,299
受限制銀行結餘	Restricted bank balances		**4,957**	17,475
現金及現金等價物	Cash and cash equivalents		**162,338**	186,654
			449,229	643,825

		附註 Notes	2026年6月30日 30 June 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年12月31日 31 Dec 2025 人民幣千元 RMB'000 （經審計） (audited)
流動負債	**Current liabilities**			
應付賬款	Accounts payables	*17*	**516,107**	746,048
客戶墊款	Advance from customers	*17*	**332,942**	396,792
應計薪金及福利開支	Accrued payroll and welfare expenses		**87,664**	137,849
其他應付款項	Other payables	*17*	**2,184,421**	2,100,416
合約負債	Contract liabilities		**52,999**	104,731
應付稅項	Tax payables		**932,117**	932,052
應付關聯方款項	Amounts due to related parties	*14*	**284,141**	251,646
銀行借款	Bank borrowings	*18A*	**173,000**	52,000
其他借款	Other borrowings	*18A*	**4,073,545**	4,203,156
應付票據	Note payable	*18B*	**896,312**	932,012
租賃負債	Lease liabilities		**15,470**	15,253
			9,548,718	9,871,955
流動負債淨額	**Net current liabilities**		**(9,099,489)**	(9,228,130)
資產總值減流動負債	**Total assets less current liabilities**		**(8,333,624)**	(8,410,198)
非流動負債	**Non-current liabilities**			
銀行借款	Bank borrowings	*18A*	**–**	146,000
租賃負債	Lease liabilities		**12,215**	14,237
			12,215	160,237
負債淨額	**NET LIABILITIES**		**(8,345,839)**	(8,570,435)
權益	**EQUITY**			
股本	Share capital	*20*	**116**	116
股份溢價	Share premium		**6,148,273**	6,148,273
儲備	Reserves		**(14,550,670)**	(14,579,490)
本公司擁有人應佔權益	Equity attributable to owners of the Company		**(8,402,281)**	(8,431,101)
非控股權益	Non-controlling interests		**56,442**	(139,334)
總權益	**TOTAL EQUITY**		**(8,345,839)**	(8,570,435)

簡明綜合權益變動表
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至2026年6月30日止六個月 For the six months ended 30 June 2026

		本公司擁有人應佔 Attributable to owners of the Company									
		股本 人民幣千元 Share capital RMB'000	股份溢價 人民幣千元 Share premium RMB'000	合併儲備 人民幣千元 Merger reserve RMB'000	法定盈餘儲備 人民幣千元 Statutory surplus reserve RMB'000	匯兌儲備 人民幣千元 Translation reserves RMB'000	其他儲備 人民幣千元 Other reserve RMB'000	累計虧損 人民幣千元 Accumulated losses RMB'000	小計 人民幣千元 Sub-total RMB'000	非控股權益 人民幣千元 Non-controlling interests RMB'000	總計 人民幣千元 Total RMB'000
於2025年1月1日(經審計)	At 1 January 2025 (audited)	116	6,148,273	925,478	195,937	12,731	523,053	(15,623,927)	(7,818,339)	(171,972)	(7,990,311)
期內虧損	Loss for the period	–	–	–	–	–	–	(298,172)	(298,172)	(6,659)	(304,831)
期內其他全面開支	Other comprehensive expense for the period	–	–	–	–	(542)	–	–	(542)	(66)	(608)
期內全面開支總額	Total comprehensive expense for the period	–	–	–	–	(542)	–	(298,172)	(298,714)	(6,725)	(305,439)
出售附屬公司	Disposal of subsidiaries	–	–	–	–	–	–	–	–	3,236	3,236
於2025年6月30日(未經審計)	At 30 June 2025 (unaudited)	116	6,148,273	925,478	195,937	12,189	523,053	(15,922,099)	(8,117,053)	(175,461)	(8,292,514)
於2026年1月1日(經審計)	At 1 January 2026 (audited)	**116**	**6,148,273**	**925,478**	**195,937**	**11,902**	**523,053**	**(16,235,860)**	**(8,431,101)**	**(139,334)**	**(8,570,435)**
期內利潤	Profit for the period	**–**	**–**	**–**	**–**	**–**	**–**	**45,245**	**45,245**	**200,703**	**245,948**
期內其他全面開支	Other comprehensive expense for the period	**–**	**–**	**–**	**–**	**(16,425)**	**–**	**–**	**(16,425)**	**(1,987)**	**(18,412)**
期內全面(開支)/收益總額	Total comprehensive (expense)/income for the period	**–**	**–**	**–**	**–**	**(16,425)**	**–**	**45,245**	**28,820**	**198,716**	**227,536**
向一間附屬公司的非控股權益派發股息	Dividends distribution to non-controlling interests of a subsidiary	**–**	**–**	**–**	**–**	**–**	**–**	**–**	**–**	**(2,940)**	**(2,940)**
於2026年6月30日(未經審計)	At 30 June 2026 (unaudited)	**116**	**6,148,273**	**925,478**	**195,937**	**(4,523)**	**523,053**	**(16,190,615)**	**(8,402,281)**	**56,442**	**(8,345,839)**

簡明綜合現金流量表
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

截至2026年6月30日止六個月 For the six months ended 30 June 2026

		截至6月30日止六個月 For the six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
經營活動所得╱（所用）現金淨額	**Net cash generated from/(used in) operating activities**	**14,505**	(156,793)
投資活動所得現金流量	**Cash flows from investing activities**		
關聯方還款	Repayments from related parties	**–**	25
提取租賃按金	Withdrawal of rental deposits	**6,124**	3,609
出售投資物業所得款項	Proceeds from disposal of investment properties	**2,063**	89,853
出售物業及設備所得款項	Proceeds from disposal of property and equipment	**3,340**	54,378
向關聯方墊款	Advances to related parties	**–**	(317)
購買物業及設備及投資物業以及收購物業及設備及投資物業的按金	Purchase of and deposits placed for acquisition of property and equipment and investment properties	**(66)**	(1,317)
出售附屬公司的現金流出淨額	Net cash outflow on disposal of subsidiaries	**(11,118)**	–
按公允價值計量並計入損益的金融資產的已收利息	Interest received on financial assets at FVTPL	**320**	1,666
向一間聯營公司注資	Capital injection to an associate	**(2,000)**	(2,000)
投資活動（所用）╱所得現金淨額	**Net cash (used in)/generated from investing activities**	**(1,337)**	145,897
融資活動所得現金流量	**Cash flows from financing activities**		
關聯方墊款	Advances from related parties	**511**	409
償還租賃負債	Repayments of lease liabilities	**(3,431)**	(10,167)
已付利息	Interest paid	**(4,142)**	(4,949)
派付予一間附屬公司的一名非控股股東的股息	Dividend paid to a non-controlling shareholder of a subsidiary	**(2,940)**	–
償還關聯方款項	Repayments to related parties	**(503)**	(9,636)
償還銀行借款	Repayments of bank borrowings	**(25,000)**	(86,431)
融資活動所用現金淨額	**Net cash used in financing activities**	**(35,505)**	(110,774)
現金及現金等價物減少淨額	**Net decrease in cash and cash equivalents**	**(22,337)**	(121,670)
期初現金及現金等價物	**Cash and cash equivalents at the beginning of the period**	**186,654**	321,820
匯率變動的影響	**Effect of foreign exchange rate changes**	**(1,979)**	(193)
期末現金及現金等價物	**Cash and cash equivalents at the end of the period**	**162,338**	199,957

1. 一般資料

易居(中國)企業控股有限公司(「本公司」)於2010年2月22日於開曼群島根據開曼群島公司法註冊成立為獲豁免有限公司。本公司的股份已於2018年7月20日於香港聯合交易所有限公司(「聯交所」)主板上市。本公司的註冊辦事處及主要營業地點的地址分別為PO Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands及中華人民共和國(「中國」)上海靜安區廣中路788號引力樓11樓(郵政編碼:200072)。

本公司及其附屬公司在中國向房地產行業提供眾多服務,包括一手房代理服務、房地產數據及諮詢服務、房地產經紀網絡服務以及數字營銷服務。

該等簡明綜合財務報表以人民幣(「人民幣」)呈列,這亦為本公司的功能貨幣。

1. GENERAL INFORMATION

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

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

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

2. 編製基準

截至2026年6月30日止六個月的簡明綜合財務報表已按國際會計準則理事會(「國際會計準則理事會」)頒佈的《國際會計準則》第34號「中期財務報告」及《香港聯合交易所有限公司證券上市規則》的適用披露規定編製。

該等簡明綜合財務報表應與2025年年度財務報表一併閱讀。編製該等簡明綜合財務報表所採用的會計政策和計算方法與截至2025年12月31日止年度的年度財務報表所採用的一致。

持續經營基準

截至2026年6月30日,本集團的流動負債淨額及負債淨額分別為約人民幣9,099,489,000元及約人民幣8,345,839,000元。此等狀況顯示存在重大不確定因素,可能對本集團繼續持續經營的能力構成重大疑問。因此,本集團可能無法於正常業務過程中變現其資產及解除其負債。

2. BASIS OF PREPARATION

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

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

Going concern basis

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

2. 編製基準（續）

持續經營基準（續）

為改善本集團的財務狀況，提供流動資金及現金流量以及維持本集團的持續經營，本集團始終落實多項措施，包括但不限於：

(i) 繼重組計劃於2026年8月27日的計劃會議上獲得法定所需大多數債權人批准後，本公司將繼續致力在今年完成債務重組計劃。接下來的主要步驟，將是於2026年9月11日在香港特別行政區高等法院就香港計劃舉行聽證會以通過法院裁決，以及於2026年10月9日在開曼法院就開曼計劃舉行聽證會以通過法院裁決；

(ii) 本集團將繼續實施能改善本集團營運資金及現金流量的措施，包括但不限於實施節省成本措施，以維持充足的現金流量供本集團營運所需；

(iii) 本集團亦正尋求機會出售唐朝大酒店，以為本集團的營運提供資金；及

(iv) 經計及上述計劃及措施的影響後，董事已對本公司管理層所編製、涵蓋自2026年6月30日起計不少於十二個月期間的本集團現金流量預測進行詳細審閱。因此，董事相信，本集團將擁有充足現金資源，以應付自2026年6月30日起計未來十二個月的未來營運資金及其他融資需求。

因此，本公司董事認為按持續經營基準編製簡明綜合財務報表乃屬適當。倘本集團未能持續經營，則須對簡明綜合財務報表作出調整，以將本集團的資產價值調整至其可收回金額，就可能產生的任何其他負債作出撥備，以及將非流動資產及負債分別重新分類為流動資產及負債。

2. BASIS OF PREPARATION (Continued)

Going concern basis (Continued)

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

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

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

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

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

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

3. 應用新訂及經修訂《國際財務報告準則會計準則》

於本期間，本集團已採納由國際會計準則理事會頒佈的所有與其業務有關且於2026年1月1日開始的會計期間生效的新訂及經修訂《國際財務報告準則會計準則》。《國際財務報告準則會計準則》包括《國際財務報告準則》(「《國際財務報告準則》」)、《國際會計準則》(「《國際會計準則》」)及詮釋。採納該等新訂及經修訂《國際財務報告準則會計準則》並無導致本集團於本期間及過往期間的會計政策、本集團簡明綜合財務報表呈列方式及所呈報金額發生重大變動。

本集團尚未應用已頒佈但尚未生效的新訂及經修訂《國際財務報告準則會計準則》。本集團已開始評估該等新訂及經修訂的《國際財務報告準則會計準則》的影響，但尚無法說明該等新訂及經修訂的《國際財務報告準則會計準則》是否會對其經營業績和財務狀況產生重大影響。

3. APPLICATION OF NEW AND REVISED IFRS ACCOUNTING STANDARDS

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

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

4. 估計不確定因素的主要來源

於應用本集團會計政策時，本集團管理層須就未能於其他來源取得的資產之賬面值作出判斷、估計及假設。估計及相關假設乃根據過往經驗及其他被認為屬相關之因素作出。實際結果可能與該等估計有異。

本集團會持續審閱該等估計及相關假設。倘會計估計之修訂僅影響修訂估計之期間，則有關估計修訂將於作出修訂之期間確認，或倘修訂對本期及未來期間均會構成影響，則會於作出修訂之期間及未來期間確認。下文呈列管理層於本中期期間的最新估計不確定因素。

4. KEY SOURCES OF ESTIMATION UNCERTAINTY

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

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

4. 估計不確定因素的主要來源（續）

應收賬款、應收票據及應收關聯方款項 — 應收賬款（包括按攤銷成本列賬及按公允價值計量並計入其他全面收益的款項）之預期信貸損失的虧損撥備（「貿易相關結餘」）

信貸評級良好的貿易相關結餘（戰略類客戶）、信貸風險高企的貿易相關結餘（一般風險類客戶 — 信貸減值或高風險類客戶）或具有重大未償還結餘之債務人按個別基準就預期信貸損失作出評估，而餘下者（一般風險類客戶 — 非信貸減值）一併使用撥備矩陣作出評估，並以債務人的歷史結算模式、過往違約經驗、債務人經營所在行業的整體經濟環境及對報告日期當前情況及預測動向的評估為依據。

評估貿易相關結餘的信貸風險涉及較大程度的估計及不確定因素。當實際未來現金流量超過預期時，預期信貸損失的虧損撥備可能產生重大撥回。然而，當實際未來現金流量低於預期時，可能會出現預期信貸損失的重大減值損失，客戶的信貸風險可能被評估為信貸減值，並可能進一步影響收入的確認及／或計量，導致收入金額的實質性減少。

於本中期期間，本集團識別應收若干房地產開發商客戶的大量貿易相關結餘已逾期。根據現時可得的事實和情況，若干房地產開發商客戶的信貸風險於報告期末被評估為顯著增加。

4. KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

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

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

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

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

4. 估計不確定因素的主要來源（續）

應收賬款、應收票據及應收關聯方款項 — 應收賬款（包括按攤銷成本列賬及按公允價值計量並計入其他全面收益的款項）之預期信貸損失的虧損撥備（「貿易相關結餘」）（續）

儘管若干房地產開發商客戶於2026年6月30日的信貸風險已被評估為顯著增加，並且在本中期期間已確認大量預期信貸損失，但在不久的將來，倘若干房地產開發商客戶發生任何一項或多項可能對貿易相關結餘的估計未來現金流量產生不利影響的事件，則其各自未償還的貿易相關結餘屆時可能會導致在相應時間在損益中確認大量額外預期信貸損失。此外，倘本集團日後繼續向若干房地產開發商客戶提供服務，則評估本集團收取代價的可能性時可能出現重大不確定性，亦可能影響收入確認及／或計量。

於2026年6月30日，於該等簡明綜合財務報表中，本集團按公允價值計量並計入其他全面收益的應收款項之公允價值為人民幣110,256,000元，其中計入預期信貸損失人民幣6,377,722,000元（2025年12月31日：人民幣154,562,000元，其中計入預期信貸損失人民幣6,326,040,000元）（如附註15所披露），而本集團應收賬款、應收票據及應收關聯方款項 — 按攤銷成本計量的應收賬款的賬面值為人民幣9,419,000元，扣除預期信貸損失的虧損撥備人民幣18,503,000元（2025年12月31日：人民幣10,920,000元，扣除預期信貸損失的虧損撥備人民幣684,281,000元）（分別如附註13及14所披露）。

4. KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

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

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

As at 30 June 2026, the fair value of the Group's receivables at FVTOCI amounted to RMB110,256,000, which included with ECL amounting to RMB6,377,722,000 (31 December 2025: RMB154,562,000, which included with ECL amounting to RMB6,326,040,000) as disclosed in note 15 and the carrying amount of the Group's accounts receivables, bill receivables and amounts due from related parties – accounts receivables carried at amortised cost amounted to RMB9,419,000 net of loss allowance for ECL amounted to RMB18,503,000 (31 December 2025: RMB10,920,000, net of loss allowance for ECL amounted to RMB684,281,000), as disclosed in notes 13 and 14, respectively, to these condensed consolidated financial statements.

5. 收入

本集團的收入來自(1)一手房代理服務，(2)房地產數據及諮詢服務，(3)房地產經紀網絡服務，(4)數字營銷服務及(5)其他。這與根據《國際財務報告準則》第8號就各運營及呈報分部所披露的收入資料一致：

5. REVENUE

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

		截至6月30日止六個月 Six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
在某一時點確認的一手房代理服務	Real estate agency services in the primary market, recognised at a point in time	**32,556**	68,590
房地產數據及諮詢服務	Real estate data and consulting services		
－在某一時點確認的諮詢服務	– consulting services, recognised at a point in time	**44,391**	101,222
－在某一時段確認的數據服務	– data services, recognised over time	**30,316**	44,506
		74,707	145,728
房地產經紀網絡服務	Real estate brokerage network services		
－在某一時點確認的一手聯動業務	– distribution business in the primary market, recognised at a point in time	**677**	173,702
－在某一時點確認的其他服務	– other services, recognised at a point in time	**754**	10,802
		1,431	184,504
數字營銷服務	Digital marketing services		
－在某一時點確認的電子商務	– E-commerce, recognised at a point in time	**648,707**	706,798
－按總額基準在某一時段確認的網上廣告服務	– Online advertising services, recognised over time on a gross basis	**45,751**	143,929
		694,458	850,727
其他	Others		
－在某一時點確認的其他服務	– Other service, recognised at a point in time	**9,925**	11,869
		813,077	1,261,418

6. 分部資料

6. SEGMENT INFORMATION

以下按運營及呈報分部分析本集團收入及業績：

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

截至2026年6月30日止六個月（未經審計）

Six months ended 30 June 2026 (unaudited)

		一手房代理服務 人民幣千元 Real estate agency services in the primary market RMB'000	房地產數據及諮詢服務 人民幣千元 Real estate data and consulting services RMB'000	房地產經紀網絡服務 人民幣千元 Real estate brokerage network services RMB'000	數字營銷服務 人民幣千元 Digital Marketing services RMB'000	其他 人民幣千元 Others RMB'000	對銷 人民幣千元 Elimination RMB'000	總計 人民幣千元 Total RMB'000
收入	Revenue							
外部銷售額	External sales	32,556	74,707	1,431	694,458	9,925	–	813,077
分部內銷售額	Inter-segment sales	–	–	14,290	–	32,712	(47,002)	–
總計	Total	32,556	74,707	15,721	694,458	42,637	(47,002)	813,077
分部利潤／(虧損)	SEGMENT PROFIT/(LOSS)	4,217	18,963	(136,906)	23,204	(4,171)	–	(94,693)
未分配開支	Unallocated expenses							(56,484)
未分配匯兑收益淨額	Unallocated net exchange gain							194,465
終止可變權益實體安排的收益淨額	Net gain on termination of VIE arrangements							443,287
按公允價值計量並計入損益的金融資產的未分配公允價值虧損淨額	Unallocated net fair value loss on financial assets at FVTPL							(1,003)
應佔聯營公司業績	Share of results of associates							(4,461)
銀行利息收入	Bank interest income							265
融資成本	Finance costs							(230,957)
税前利潤	Profit before taxation							250,419

6. 分部資料（續） 6. SEGMENT INFORMATION (Continued)

截至2025年6月30日止六個月（未經審計） Six months ended 30 June 2025 (unaudited)

		一手房代理服務 人民幣千元 Real estate agency services in the primary market RMB'000	房地產數據及諮詢服務 人民幣千元 Real estate data and consulting services RMB'000	房地產經紀網絡服務 人民幣千元 Real estate brokerage network services RMB'000	數字營銷服務 人民幣千元 Digital Marketing services RMB'000	其他 人民幣千元 Others RMB'000	對銷 人民幣千元 Elimination RMB'000	總計 人民幣千元 Total RMB'000
收入	Revenue							
外部銷售額	External sales	68,590	145,728	184,504	850,727	11,869	–	1,261,418
分部內銷售額	Inter-segment sales	236	–	–	11,521	887	(12,644)	–
總計	Total	68,826	145,728	184,504	862,248	12,756	(12,644)	1,261,418
分部利潤／(虧損)	SEGMENT PROFIT/(LOSS)	6,393	20,640	1,494	861	(39,061)	–	(9,673)
未分配開支	Unallocated expenses							(48,555)
未分配匯兑收益淨額	Unallocated net exchange gain							20,820
按公允價值計量並計入損益的金融資產的未分配公允價值虧損淨額	Unallocated net fair value loss on financial assets at FVTPL							(25,202)
應佔聯營公司業績	Share of results of associates							(361)
銀行利息收入	Bank interest income							728
融資成本	Finance costs							(240,983)
稅前虧損	Loss before taxation							(303,226)

6. 分部資料（續）

運營分部的會計政策與本集團截至2025年12月31日止年度的年度財務報表所呈列的本集團的會計政策相同。分部虧損為各分部產生的虧損及所得的利潤，並未分配未分配開支、未分配匯兑收益淨額、終止可變權益實體安排的收益淨額、按公允價值計量並計入損益的金融資產的未分配公允價值虧損淨額、應佔聯營公司業績、銀行利息收入及融資成本。此乃出於分配資源及評估表現的目的而向主要經營決策者（「主要經營決策者」）匯報的計量標準。

並無提供分部資產及負債資料，因為本集團並未定期向主要經營決策者提供該等資料用於資源分配及表現評估決策。

6. SEGMENT INFORMATION (Continued)

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

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

7. 其他收入

7. OTHER INCOME

		截至6月30日止六個月 Six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
銀行及其他利息收入	Bank and other interest income	**265**	728
政府補助（*附註*）	Government grants (*note*)	**2,166**	1,517
租金收入	Rental income	**3,624**	3,686
其他	Others	**253**	769
		6,308	6,700

附註：

該金額為就企業發展支持、財政補貼及各種税收優惠而自不同中國政府部門收取的政府補助，有關中國政府部門並未施加任何條件。

NOTE:

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

8. 所得稅開支

8. INCOME TAX EXPENSE

		截至6月30日止六個月 Six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
中國企業所得稅（「企業所得稅」）	PRC Enterprise Income Tax ("EIT")		
即期稅項	Current tax	**4,471**	1,613
遞延稅項抵免	Deferred tax credit	**–**	(8)
		4,471	1,605

香港

該等簡明綜合財務報表並無就香港利得稅計提撥備，因為本集團於兩個期間內並無應課稅利潤須繳納香港利得稅。

Hong Kong

No provision for Hong Kong Profits Tax was made in these condensed consolidated financial statements as the Group had no assessable profit subject to Hong Kong Profits Tax during both periods.

中國

除下文所披露的該等中國附屬公司外，根據《中華人民共和國企業所得稅法》及《中華人民共和國企業所得稅法實施條例》（「《企業所得稅法》」），所有其他中國附屬公司於兩個期間內的法定稅率均為25%。

PRC

Save as those PRC subsidiaries disclosed below, pursuant to the EIT Law and Implementation Regulations of the Law of the PRC (the "EIT Law"), the statutory tax rate of all other PRC subsidiaries is 25% for both periods.

8. 所得税開支（續）

中國（續）

根據《企業所得税法》及相關法規，本集團的中國附屬公司北京中房研協技術服務有限公司（「中房研協」）獲認定為高新技術企業，獲准享有15%的優惠税率，由2018年7月至2024年7月為期三年，並可於2024年7月至2027年7月繼續享有為期三年的優惠税項待遇。

根據《企業所得税法》及相關法規，本集團的中國附屬公司上海築想信息科技股份有限公司於2017年11月獲認定為高新技術企業，享有15%的優惠税率，並可於2023年11月至2026年11月繼續享有為期三年的優惠税項待遇。

根據《企業所得税法》及相關法規，本集團的中國附屬公司上海新浪樂居資訊科技有限公司於2018年11月獲認定為高新技術企業，享有15%的優惠税率，並可於2024年11月至2027年11月繼續享有為期三年的優惠税項待遇。

根據《企業所得税法》及相關法規，本集團的中國附屬公司上海克而瑞資訊技術有限公司於2020年11月獲認定為高新技術企業，享有15%的優惠税率，並可於2023年11月至2026年11月繼續享有為期三年的優惠税項待遇。

根據中國西部地區企業適用的相關法規，本集團全資中國附屬公司重慶易居投資顧問有限公司享有15%的優惠税率，由2014年10月1日至2030年12月31日為期十六年零三個月。於截至2026年及2025年6月30日止六個月，本集團若干同樣位於中國西部地區的附屬公司獲相關法規批准享有15%的優惠税率。

* 英文名稱僅供識別

8. INCOME TAX EXPENSE (Continued)

PRC (Continued)

Beijing CREA Technology Services Ltd.* (北京中房研協技術服務有限公司) ("Zhongfangyanxie"), a PRC subsidiary of the Group, was qualified as High and New Technology Enterprise and was approved to enjoy a preferential tax rate of 15% for a period of three years from July 2018 to July 2024 and continue to enjoy the preferential tax treatment for a period of three years from July 2024 to July 2027 in accordance with the EIT Law and relevant regulations.

Shanghai Zhuxiang Information Technology Co., Ltd.* (上海築想信息科技股份有限公司), a PRC subsidiary of the Group, was qualified as High and New Technology Enterprise in November 2017 and became eligible for 15% preferential tax rate and continue to enjoy the preferential tax treatment for a period of three years from November 2023 to November 2026 in accordance with the EIT Law and relevant regulations.

Shanghai SINA Leju Information Technology Co., Ltd.* (上海新浪樂居資訊科技有限公司), a PRC subsidiary of the Group, was qualified as High and New Technology Enterprise in November 2018 and became eligible for 15% preferential tax rate and continue to enjoy the preferential tax treatment for a period of three years from November 2024 to November 2027 in accordance with the EIT Law and relevant regulations.

Shanghai CRIC Information Technology Co., Ltd.* (上海克而瑞資訊技術有限公司), a PRC subsidiary of the Group was qualified as High and New Technology Enterprise in November 2020 and was entitled to enjoy a preferential tax rate of 15% and continue to enjoy the preferential tax treatment for a period of three years from November 2023 to November 2026 in accordance with the EIT Law and relevant regulations.

Pursuant to the relevant regulations applicable to enterprises situated in the western regions of the PRC, Chongqing E-House Investment Consultancy Co., Ltd.* (重慶易居投資顧問有限公司), a wholly-owned PRC subsidiary of the Group, enjoys a preferential tax rate of 15% for a period of sixteen years and three months from 1 October 2014 to 31 December 2030. Certain subsidiaries of the Group also situated in the western regions of the PRC which are approved by the relevant regulations to enjoy a preferential tax rate of 15% in the six months ended 30 June 2026 and 2025.

* English name is for the identification purpose only

9. 期內利潤／（虧損）

期內利潤／（虧損）乃扣除／（計入）以下各項後計算得出：

9. PROFIT/(LOSS) FOR THE PERIOD

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

		截至6月30日止六個月 Six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
物業及設備折舊	Depreciation of property and equipment	**29,106**	35,797
使用權資產折舊	Depreciation of right-of-use assets	**12,156**	13,598
投資物業折舊	Depreciation of investment properties	**10**	232
無形資產攤銷	Amortisation of intangible assets	**1,205**	1,250
折舊及攤銷總額	Total depreciation and amortisation	**42,477**	50,877
計入其他收益及虧損的金額	Amounts included in other gains and losses		
按公允價值計量並計入損益的金融資產的公允價值虧損淨額	Net fair value loss on financial assets at FVTPL	**1,003**	25,202
註銷附屬公司的收益淨額	Net gain on de-registration of subsidiaries	**–**	(6,526)
終止可變權益實體安排的收益淨額（*附註19*）	Net gain on termination of VIE arrangements (*note 19*)	**(443,287)**	–
匯兑收益淨額	Net exchange gain	**(206,609)**	(23,564)
出售物業及設備的虧損淨額	Net loss on disposal of property and equipment	**2,812**	7,367
出售投資物業虧損淨額	Net loss on disposal of investment properties	**852**	15,353
終止使用權資產及租賃負債之收益淨額	Net gain on termination of right-of-use assets and lease liabilities	**–**	(6,282)
（收益）／虧損淨額	Net (gains)/losses	**(645,229)**	11,550

10. 股息

董事會已議決不宣派截至2026年6月30日止六個月的中期股息（2025年：無）。

10. DIVIDENDS

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

11. 每股盈利／（虧損）

本公司擁有人應佔每股基本及攤薄盈利／（虧損）乃根據以下數據計算：

11. EARNINGS/(LOSS) PER SHARE

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

		截至6月30日止六個月 Six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
利潤／（虧損）：	Profit/(loss):		
就每股基本盈利／（虧損）而言，本公司擁有人應佔期內利潤／（虧損）	Profit/(loss) for the period attributable to owners of the Company for the purpose of basic earnings/(loss) per share	**45,245**	(298,172)
		2026年 2026 千股 '000 （未經審計） (unaudited)	2025年 2025 千股 '000 （未經審計） (unaudited)
股份數目：	Number of shares:		
就每股基本盈利／（虧損）而言，普通股的加權平均數目	Weighted average number of ordinary shares for the purpose of basic earnings/(loss) per share	**1,749,060**	1,749,060

截至2026年及2025年6月30日止六個月，計算每股攤薄盈利／（虧損）並未納入潛在普通股，因將其納入可能產生反攤薄影響。

For the six months ended 30 June 2026 and 2025, the potential ordinary shares were not included in the calculation of diluted earnings/(loss) per share as their inclusion would be anti-dilutive.

12. 物業及設備及使用權資產變動

於本中期期間，本集團收購物業及設備人民幣12,000元（截至2025年6月30日止六個月：人民幣1,661,000元）。本集團於本中期期間出售賬面值約人民幣6,152,000元（截至2025年6月30日止六個月：人民幣61,745,000元）的物業及設備。

於本中期期間，本集團訂立幾份新租賃協議，租期介乎1年至2年。本集團須於合約期內每月支付固定款項。於租賃開始時，本集團確認使用權資產及租賃負債人民幣310,000元（截至2025年6月30日止六個月：人民幣6,238,000元）。本集團於本中期期間終止及修訂賬面值約人民幣零元（截至2025年6月30日止六個月：人民幣157,000元）的使用權資產，本集團於本中期期間產生人民幣4,884,000元（截至2025年6月30日止六個月：人民幣16,829,000元）的租賃修訂。

12. MOVEMENTS IN PROPERTY AND EQUIPMENT AND RIGHT-OF-USE ASSETS

During the current interim period, the Group acquired property and equipment of RMB12,000 (six months ended 30 June 2025: RMB1,661,000). Property and equipment with a carrying amount of approximately RMB6,152,000 were disposed by the Group during the current interim period (six months ended 30 June 2025: RMB61,745,000).

During the current interim period, the Group entered into several new lease agreements with lease terms ranged from 1 to 2 years. The Group is required to make fixed monthly payments during the contract period. On lease commencement, the Group recognised RMB310,000 (six months ended 30 June 2025: RMB6,238,000) of right-of-use assets and lease liabilities. Right-of-use assets with a carrying amount of approximately RMB Nil were terminated and modified by the Group during the current interim period (six months ended 30 June 2025: RMB157,000), lease modification of RMB4,884,000 were incurred by the Group during the current interim period (six months ended 30 June 2025: RMB16,829,000).

13. 應收賬款、應收票據、其他非流動資產及其他應收款項

13. ACCOUNTS RECEIVABLES, BILLS RECEIVABLES, OTHER NON-CURRENT ASSETS AND OTHER RECEIVABLES

		於2026年6月30日 At 30 June 2026 人民幣千元 RMB'000 (未經審計) (unaudited)	於2025年12月31日 At 31 December 2025 人民幣千元 RMB'000 (經審計) (audited)
按攤銷成本計量的應收賬款及應收票據	Accounts receivables and bills receivables measured at amortised cost	**18,813**	531,312
減：按攤銷成本計量的應收賬款及應收票據的虧損撥備	Less: Loss allowance for accounts receivables and bills receivables measured at amortised cost	**(18,503)**	(521,328)
按攤銷成本計量的應收賬款及應收票據總額	Total accounts receivables and bills receivables measured at amortised cost	**310**	9,984
已付房地產開發商的按金(*附註*)	Deposits paid to property developers (*note*)		
－流動	– current	**2,092,892**	2,103,203
－非流動	– non-current	**100**	1,740
預付款項	Prepayments		
－流動	– current	**1,499,297**	1,496,907
－非流動	– non-current	**34,000**	34,000
租賃按金	Rental deposits		
－流動	– current	**8,595**	11,965
－非流動	– non-current	**9,567**	9,819
收購非流動資產的已付按金	Deposits paid for acquisition of non-current assets	**7,863**	7,863
長期遞延開支(非流動)	Long-term deferred expenses (non-current)	**2,447**	2,392
其他應收款項－其他(流動)	Other receivables – others (current)	**5,942**	2,136
向員工墊款	Advance to staff	**845**	889
租賃應收款項	Lease receivables	**35,115**	37,180
其他應收款項－來自贖回可換股票據的應收款項(流動)	Other receivables – receivables from redemption of a convertible note (current)	**25,589**	25,589
		3,722,252	3,733,683
減：按攤銷成本計量的其他應收款項及其他非流動資產的虧損撥備	Less: Loss allowance for other receivables and other non-current assets measured at amortised cost	**(3,574,826)**	(3,480,162)
		147,426	253,521

13. 應收賬款、應收票據、其他非流動資產及其他應收款項(續)

13. ACCOUNTS RECEIVABLES, BILLS RECEIVABLES, OTHER NON-CURRENT ASSETS AND OTHER RECEIVABLES (Continued)

		於2026年6月30日 At 30 June 2026 人民幣千元 RMB'000 (未經審計) (unaudited)	於2025年12月31日 At 31 December 2025 人民幣千元 RMB'000 (經審計) (audited)
按攤銷成本計量的應收賬款、應收票據、其他非流動資產及其他應收款項總額	Total accounts receivables, bills receivables, other non-current assets and other receivables measured at amortised cost	**147,736**	263,505
簡明綜合財務狀況表內所披露其他非流動資產及其他應收款項:	Other non-current assets and other receivables disclosed in the condensed consolidated statement of financial position as:		
– 流動	– current	**125,923**	235,603
– 非流動	– non-current	**21,503**	17,918
		147,426	253,521

附註:

該款項主要指本集團向其房地產開發商支付的誠意金,以使本集團開展一手房代理服務項目,該誠意金將於以下較早者退還予本集團:(i)各協議協定的期間;或(ii)於各協議完成後。

於符合有關協議的條款及條件並開具有關發票後,本集團允許其所有客戶享有90日的信貸期。

下表為應收賬款(扣除虧損撥備,按於報告期末提供數字營銷服務的日期(該日期與各收入確認日期相近)呈列)的賬齡分析:

NOTE:

Amount mainly represents earnest deposits paid by the Group to its property developers enabling the Group to carry out the real estate agency services in the primary market projects, which will be released to the Group at the earlier of (i) period agreed in the respective agreements or (ii) upon completion of the respective agreements.

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

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

		於2026年6月30日 At 30 June 2026 人民幣千元 RMB'000 (未經審計) (unaudited)	於2025年12月31日 At 31 December 2025 人民幣千元 RMB'000 (經審計) (audited)
1年以上	Over 1 year	**310**	9,984

14. 應收╱(應付)關聯方款項

14. AMOUNTS DUE FROM/(TO) RELATED PARTIES

本集團應收╱(應付)關聯方款項載列如下。

The Group's amounts due from/(to) related parties are set out below.

		於2026年6月30日 At 30 June 2026 人民幣千元 RMB'000 (未經審計) (unaudited)	於2025年12月31日 At 31 December 2025 人民幣千元 RMB'000 (經審計) (audited)
資產	**Assets**		
應收關聯方款項，分析如下：	Amounts due from related parties, analysed as:		
－貿易性質結餘	– Trade nature balance	**9,109**	163,889
減：虧損撥備	Less: Loss allowance	**–**	(162,953)
		9,109	936
－非貿易性質結餘	– Non-trade nature balance	**19,564**	20,836
減：虧損撥備	Less: Loss allowance	**(477)**	(477)
		19,087	20,359
		28,196	21,295
於簡明綜合財務狀況表披露為：	Disclosed in the condensed consolidated statement of financial position as:		
－流動資產	– Current assets	**28,149**	21,248
－非流動資產	– Non-current assets	**47**	47
		28,196	21,295

14. 應收╱（應付）關聯方款項（續）

14. AMOUNTS DUE FROM/(TO) RELATED PARTIES (Continued)

		於2026年6月30日 At 30 June 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	於2025年12月31日 At 31 December 2025 人民幣千元 RMB'000 （經審計） (audited)
負債	**Liabilities**		
應付關聯方款項，分析如下：	Amounts due to related parties, analysed as:		
一 貿易性質	– Trade nature		
一 應付賬款	– Accounts payables	**130,351**	97,154
一 關聯方墊款	– Advance from related parties	**45,787**	46,497
		176,138	143,651
一 非貿易性質	– Non-trade nature	**108,003**	107,995
		284,141	251,646
於簡明綜合財務狀況表披露為：	Disclosed in the condensed consolidated statement of financial position as:		
一 流動負債	– Current liabilities	**284,141**	251,646

於完成有關協議的條款及條件後，本集團就全部貿易性質交易允許其全部關聯方享有90日的信貸期。

The Group allows all of its related parties a credit period of 90 days in respect of all trade nature transactions, upon the completion of the terms and conditions of the relevant agreements.

以下為應付關聯方貿易性質款項－應付賬款（主要指應付本集團一手房代理服務關聯方的諮詢費用，並無授出一般信貸期且須按要求償還）的賬齡分析。以下為於各報告期末根據本集團所獲服務呈列的應付關聯方貿易性質款項－應付賬款的賬齡分析：

The following is an aged analysis of amounts due to related parties of trade nature – accounts payables mainly represent consulting fee payables to related parties of the Group's real estate agency services in the primary market whereby no general credit terms are granted and repayable on demand. The following is an aged analysis of amounts due to related parties of trade nature – accounts payables presented based on the receipts of services by the Group at the end of each reporting period:

		於2026年6月30日 At 30 June 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	於2025年12月31日 At 31 December 2025 人民幣千元 RMB'000 （經審計） (audited)
1年以內	Within 1 year	**130,351**	97,154

15. 按公允價值計量並計入其他全面收益的應收款項

15. RECEIVABLES AT FVTOCI

		於2026年6月30日 At 30 June 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	於2025年12月31日 At 31 December 2025 人民幣千元 RMB'000 （經審計） (audited)
按公允價值計量並計入其他全面收益的應收款項包括：	Receivables at FVTOCI comprise:		
— 應收賬款	– Accounts receivables	**55,578**	72,549
— 應收票據	– Bills receivables	**32**	40
— 應收關聯方款項 — 應收賬款	– Amounts due from related parties – accounts receivables	**54,646**	81,973
		110,256	154,562

附註：

於2026年6月30日，應收賬款、應收票據及應收關聯方款項 — 應收賬款的合約總額分別為人民幣3,355,108,000元、人民幣1,296,333,000元及人民幣1,836,537,000元（2025年12月31日：人民幣3,338,240,000元、人民幣1,296,343,000元及人民幣1,846,019,000元）。公允價值與合約總額之間的差額主要是由於預期信貸損失的影響。應收賬款、應收票據及應收關聯方款項 — 應收賬款計入預期信貸損失的公允價值分別為人民幣3,299,530,000元、人民幣1,296,301,000元及人民幣1,781,891,000元（2025年12月31日：人民幣3,265,691,000元、人民幣1,296,303,000元及人民幣1,764,046,000元）。

NOTE:

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

15. 按公允價值計量並計入其他全面收益的應收款項（續）

15. RECEIVABLES AT FVTOCI (Continued)

於符合有關協議的條款及條件並開具有關發票後，本集團允許其所有客戶享有30日的信貸期。

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

以下為本集團按公允價值計量並計入其他全面收益的應收賬款之公允價值（包括應收獨立第三方及關聯方款項）（根據報告期末提供服務的日期或更高佣金的一手房代理服務銷售目標達成日期（該日期與各收入確認日期相近）呈列）的賬齡分析：

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

		於2026年 6月30日 At 30 June 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	於2025年 12月31日 At 31 December 2025 人民幣千元 RMB'000 （經審計） (audited)
1年以內	Within 1 year	**16,253**	76,348
1至2年	1 – 2 years	**31,387**	45,190
2年以上	Over 2 years	**62,584**	32,984
		110,224	154,522

16. 面臨預期信貸損失的金融資產虧損撥備／（虧損撥備撥回）

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

		截至6月30日止六個月 Six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
以下各項的虧損撥備準備／（撥回）：	Provision for/(reversal of) loss allowance on:		
按公允價值計量並計入其他全面收益的應收款項	Receivables at FVTOCI	51,682	(9,748)
應收賬款及應收票據	Accounts receivables and bills receivables	(3,415)	1,866
應收關聯方貿易性質款項	Amounts due from related parties of trade nature	–	644
應收關聯方非貿易性質款項	Amounts due from related parties of non-trade nature	–	23
其他應收款項及其他非流動資產	Other receivables and other non-current assets	57,702	(9,714)
面臨預期信貸損失的金融資產虧損撥備／（虧損撥備撥回）總額（扣除撥回）	Total loss allowance/(reversal of loss allowance) on financial assets subject to ECL, net of reversal	105,969	(16,929)

截至2026年6月30日止六個月的簡明綜合財務報表所採用的輸入值及假設的釐定基準及估計技術，與編製本集團截至2025年12月31日止年度的年度財務報表所遵循者相同。

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

17. 應付賬款及其他應付款項及客戶墊款

17. ACCOUNTS AND OTHER PAYABLES AND ADVANCE FROM CUSTOMERS

		於2026年6月30日 At 30 June 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	於2025年12月31日 At 31 December 2025 人民幣千元 RMB'000 （經審計） (audited)
應付賬款	Accounts payables	**516,107**	746,048
電子商務客戶墊款（*附註a*）	Advance from E-commerce customers *(note a)*	**34,720**	146,133
其他客戶墊款	Advance from other customers	**298,222**	250,659
		332,942	396,792
應付利息	Interest payable	**1,796,955**	1,619,456
應付增值税	Value added tax payables	**281,773**	286,802
其他應付税項	Other tax payables	**39,139**	64,670
代物業賣家收款（*附註b*）	Receipts on behalf of property sellers *(note b)*	**5,830**	5,830
自房地產經紀門店所收按金（*附註c*）	Deposits received from real estate brokerage stores *(note c)*	**32,166**	32,166
收購物業及設備的應付款項	Payables for acquisition of property and equipment	**2,844**	2,844
開支報銷	Expenses reimbursement	**12,912**	19,627
其他	Others	**12,802**	69,021
		2,184,421	2,100,416

17. 應付賬款及其他應付款項及客戶墊款（續）

附註：

(a) 電子商務客戶墊款指透過獨立第三方付款平台購買本集團折扣券之個人客戶的收據。當客戶（個人房地產買家）使用折扣券時，電子商務客戶墊款將確認為收入。倘客戶要求退款，本集團將退還收取的款項予客戶。

(b) 代物業賣家收款指自房地產經紀網絡服務分部的物業買家收取而尚未轉賬予物業賣家的銀行結餘。該等已收銀行結餘分類為受限制銀行結餘。

(c) 自房地產經紀門店收取的可退還按金指為達成相互合作而向本集團支付的誠意金。誠意金將於合作安排終止後發還予房地產經紀門店。

以下為本集團於各報告期末按獲得服務日期呈列的應付賬款賬齡分析：

17. ACCOUNTS AND OTHER PAYABLES AND ADVANCE FROM CUSTOMERS (Continued)

NOTES:

(a) Advance from E-commerce customers represent receipts from individual customer who buys the Group's discount coupons through independent third party payment platforms. The advance from E-commerce customers will be recognised as revenue when the customer (individual property buyer) uses the discount coupons. If the customer requests for refund, the Group will return the amount received to the customer.

(b) Receipts on behalf of property sellers represent the receipts of bank balances from property buyers in respect of the real estate brokerage network services segment which had not yet been transferred to property sellers. Such bank balances received are classified as restricted bank balances.

(c) Refundable deposits received from real estate brokerage stores represent earnest deposits paid to the Group enabling the cooperation with each other. The earnest deposits will be released to the real estate brokerage stores upon termination of the cooperation arrangement.

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

		於2026年6月30日 At 30 June 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	於2025年12月31日 At 31 December 2025 人民幣千元 RMB'000 （經審計） (audited)
1年以內	Within 1 year	60,491	265,760
1至2年	1 – 2 years	455,616	480,288
		516,107	746,048

18A. 銀行及其他借款

(i) 銀行借款

於本中期期間，本集團獲得新銀行貸款為零(截至2025年6月30日止六個月：零)。銀行貸款人民幣25,000,000元(截至2025年6月30日止六個月：人民幣86,431,000元)已償還。取得之新銀行貸款所得款項用於本集團一般營運資金用途。

本集團銀行借款的實際利率範圍如下：

18A. BANK AND OTHER BORROWINGS

(i) Bank borrowings

During the current interim period, the Group obtained new bank loans amounting to Nil (Six months ended 30 June 2025: Nil). The bank loans amounting to RMB25,000,000 (Six months ended 30 June 2025: RMB86,431,000) had been repaid. The proceeds of the new bank loans obtained were used for the Group's general working capital purpose.

The ranges of effective interest rate on the Group's bank borrowings are as follows:

		於2026年6月30日 At 30 June 2026 (未經審計) (unaudited)	於2025年12月31日 At 31 December 2025 (經審計) (audited)
實際利率	Effective interest rate	4.2%	4.2%-5.6%

(ii) 其他借款

優先票據

於本中期期間，本集團優先票據的固定票面年利率為7.60%至7.63%(2025年12月31日：介乎7.60%至7.63%)，實際年利率介乎7.88%至9.23%(2025年12月31日：介乎7.88%至9.23%)。本集團的優先票據於聯交所上市且基於2026年6月30日於聯交所所報買入價釐定的公允價值為人民幣97,740,000元(2025年12月31日：人民幣114,288,000元)(第一級公允價值層級)。

(ii) Other borrowings

Senior notes

In the current interim period, the Group's senior notes carry fixed coupon rate at 7.60% to 7.63% per annum (31 December 2025: from 7.60% to 7.63% per annum) and the effective interest rates ranged from 7.88% to 9.23% per annum (31 December 2025: from 7.88% to 9.23% per annum). The Group's senior notes are listed on the Stock Exchange and the fair value is determined based on the quoted bid price in the Stock Exchange as at 30 June 2026 is RMB97,740,000 (31 December 2025: RMB114,288,000) (Level 1 fair value hierarchy).

18B. 應付票據

於2020年11月4日，本公司發行本金額為1,031,900,000港元的可換股票據（「可換股票據」）。可換股票據於2023年11月4日到期。可換股票據年利率為2%。該可換股票據是本公司重組計劃的一部分。

中期期間內應付票據的變動載列如下：

18B. NOTE PAYABLE

On 4 November 2020, the Company issued a convertible note in the principal amount of HK$1,031,900,000 ("Convertible Note"). The Convertible Note matured on 4 November 2023. The Convertible Note carries interest of 2% per annum. The convertible note is a part of the Company's Restructuring Plan.

The movement of the Note Payable during the interim period is set out as below:

		千港元 HKD'000	人民幣千元 RMB'000
於2026年1月1日（經審計）	As at 1 January 2026 (audited)	**1,031,900**	**932,012**
匯兑調整	Exchange adjustment	**–**	**(35,700)**
利息費用	Interest charge	**77,392**	**68,541**
轉至應付利息	Transfer to interest payable	**(77,392)**	**(68,541)**
於2026年6月30日（未經審計）	As at 30 June 2026 (unaudited)	**1,031,900**	**896,312**

19. 終止可變權益實體安排

截至2026年6月30日止六個月，本集團終止有關北京怡生樂居信息服務有限公司（「北京樂居」）的可變權益實體（「可變權益實體」）安排。因此，北京樂居及其附屬公司上海樂居好房信息服務有限公司不再為本集團的併表聯屬實體。有關進一步詳情，請參閱本公司日期為2026年1月19日及2026年1月30日的公告。

於出售日期的負債淨額如下：

19. TERMINATION OF VIE ARRANGEMENTS

During the six months ended 30 June 2026, the Group terminated the Variable Interest Entity ("VIE") arrangements in respect of Beijing Yisheng Leju Information Services Co., Ltd. ("Beijing Leju"). Accordingly, Beijing Leju and its subsidiary, Shanghai Leju Hao Fang Information Service Co., Ltd., ceased to be consolidated affiliated entities of the Group. For further details, please refer to the announcements of the Company dated 19 January 2026 and 30 January 2026.

Net liabilities at the date of disposal were as follows:

		人民幣千元 RMB'000
物業及設備	Property and equipment	**2,095**
應收賬款及應收票據	Accounts receivables and bills receivables	**7,310**
其他應收款項	Other receivables	**11,505**
現金及現金等價物	Cash and cash equivalents	**11,118**
應付賬款	Accounts payables	**(204,812)**
客戶墊款	Advance from customers	**(128,806)**
合約負債	Contract liabilities	**(44,888)**
應計薪金及福利開支	Accrued payroll and welfare expenses	**(19,203)**
其他應付款項	Other payables	**(77,606)**
出售淨負債：	Net liabilities disposed of:	**(443,287)**
終止可變權益實體安排的收益	Gain on termination of VIE arrangements	**443,287**
總代價	Total consideration	**–**
出售產生的現金流出淨額：	Net cash outflow arising on disposal:	
已收現金代價	Cash consideration received	**–**
出售現金及現金等價物	Cash and cash equivalents disposed of	**(11,118)**
		(11,118)

20. 股本

20. SHARE CAPITAL

		股份數目 Number of shares	股本 Share capital 千美元 US$'000	以人民幣呈列的股本 Share capital presented in RMB 人民幣千元 RMB'000
普通股每股0.00001美元	Ordinary shares of US$0.00001 each			
法定：	**Authorised:**			
於2025年1月1日(經審計)、2025年6月30日(未經審計)、2026年1月1日(經審計)	At 1 January 2 025 (audited), 30 June 2025 (unaudited), 1 January 2026 (audited)	5,000,000,000	50	350
法定股本增加	Increase in authorised share capital	5,000,000,000	50	350
於2026年6月30日(未經審計)	At 30 June 2026 (unaudited)	10,000,000,000	100	700
已發行及繳足	**Issued and fully paid**			
於2025年1月1日(經審計)、2025年6月30日(未經審計)、2026年1月1日(經審計)及2026年6月30日(未經審計)	At 1 January 2025 (audited), 30 June 2025 (unaudited), 1 January 2026 (audited) and 30 June 2026 (unaudited)	1,749,059,530	17	116

21. 金融工具的公允價值計量

本集團金融資產及金融負債的公允價值根據持續性基準按公允價值計量

本集團的部分金融資產及金融負債按於各報告期末的公允價值計量。下表載列有關如何釐定該等公允價值（尤其是所使用的估值技術及輸入資料），以及按照公允價值計量的輸入資料的可觀察程度進行公允價值計量分類的公允價值層級（第一級至第三級）的資料。

- 第一級公允價值計量指以在活躍市場就相同資產或負債取得之報價（未經調整）所進行之計量。
- 第二級公允價值計量指以第一級報價以外之資產或負債之可觀察輸入資料，無論是直接（即價格）或間接（即按價格推算）所進行之計量。
- 第三級公允價值計量指透過運用並非基於可觀察市場資料之資產或負債輸入資料（不可觀察輸入數據）之估值技術所進行之計量。

21. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Fair value of the Group's financial assets and financial liability that are measured at fair value on a recurring basis

Some of the Group's financial assets and financial liability are measured at fair value at the end of each reporting period. The following table gives information about how the fair values are determined (in particular, the valuation techniques and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active market for identical assets or liabilities.
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

21. 金融工具的公允價值計量（續）

21. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

本集團金融資產及金融負債的公允價值根據持續性基準按公允價值計量（續）

Fair value of the Group's financial assets and financial liability that are measured at fair value on a recurring basis (Continued)

金融資產／金融負債 Financial assets/financial liability	於以下日期的公允價值 Fair value as at		公允價值層級 Fair value hierarchy	估值技術及關鍵輸入數據 Valuation technique and key input	重大不可觀察輸入數據 Significant unobservable input(s)
	2026年6月30日 30 June 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年12月31日 31 December 2025 人民幣千元 RMB'000 （經審計） (audited)			
按公允價值計量並計入其他全面收益的應收款項	**110,256**	154,562	第三級	用於取得應收款項產生的現金流量現值的貼現現金流量法，乃使用反映相應客戶不可觀察信貸風險的貼現率。	貼現率越高，應收款項的公允價值就越低。
Receivables at FVTOCI			Level 3	Discounted cash flow method which was used to capture the present value of the cash flows to be derived from the receivables using the discount rate that reflected the credit risk of the corresponding customers which are unobservable.	The higher the discount rate, the lower the fair value of the receivables will be.
分類為強制按公允價值計量並計入損益的金融資產的有限合夥投資	**12,009**	12,380	第三級	私募股權基金相關資產的公允價值。	相關資產公允價值越高，投資公允價值將越高。
Investment in limited partnership classified as financial assets mandatorily measured at FVTPL			Level 3	The fair value of the underlying assets of the private equity fund.	The higher the fair value of the underlying assets, the higher the fair value of the investment will be.
分類為強制按公允價值計量並計入損益的金融資產的聯交所上市股本證券	**5,287**	5,919	第一級	於活躍市場所報買入價。	不適用
Equity securities listed in the Stock Exchange classified as financial assets mandatorily measured at FVTPL			Level 1	Quoted bid prices in the active market.	N/A

於本中期期間，第一、二級與第三級之間概無轉撥。

There were no transfers between Level 1, 2 and 3 during the current interim period.

21. 金融工具的公允價值計量（續）

21. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

金融資產及金融負債的第三層級公允價值計量對賬

Reconciliation of Level 3 fair value measurements of financial assets and a financial liability

		資產 Assets	
		分類為強制按公允價值計量並計入損益的金融資產的有限合夥投資 Investment in limited partnership classified as financial assets mandatorily measured at FVTPL 人民幣千元 RMB'000	按公允價值計量並計入其他全面收益的應收款項 Receivables at FVTOCI 人民幣千元 RMB'000
於2026年1月1日（經審計）	At 1 January 2026 (audited)	**12,380**	**154,562**
出售／結算	Disposal/settlement	**–**	**7,376**
於以下確認的虧損總額 – 損益#	Total loss recognised in – profit or loss#	**(371)**	**(51,682)**
於2026年6月30日（未經審計）	At 30 June 2026 (unaudited)	**12,009**	**110,256**

		資產 Assets	
		分類為強制按公允價值計量並計入損益的金融資產的有限合夥投資 Investment in limited partnership classified as financial assets mandatorily measured at FVTPL	按公允價值計量並計入其他全面收益的應收款項 Receivables at FVTOCI
		人民幣千元 RMB'000	人民幣千元 RMB'000
於2025年1月1日（經審計）	At 1 January 2025 (audited)	37,657	190,321
出售／結算	Disposal/settlement	–	(48,022)
於以下確認的虧損總額 – 損益#	Total loss recognised in – profit or loss#	(23,807)	9,748
於2025年6月30日（未經審計）	At 30 June 2025 (unaudited)	13,850	152,047

期間收益或虧損總額包括於各報告期末強制按公允價值計量並計入損益的金融資產有關的未實現虧損人民幣371,000元（截至2025年6月30日止六個月：人民幣23,807,000元）。相關公允價值收益或虧損計入「其他收益及虧損」。

The total gains or losses for the period included an unrealised loss of RMB371,000 (six months ended 30 June 2025: RMB23,807,000) relating to financial assets mandatorily measured at FVTPL at the end of each reporting period. Such fair value gains or losses are included in "other gains and losses".

22. 關聯方披露 22. RELATED PARTY DISCLOSURES

(a) 關聯方交易： (a) Related parties transactions:

		關係 Relationship
中國恒大集團有限公司的聯屬公司	China Evergrande Group Co., Ltd.'s affiliates (中國恒大集團有限公司的聯屬公司)	*附註i* *Note i*
萬科企業股份有限公司的聯屬公司	China Vanke Co., Ltd.'s affiliates Note i (萬科企業股份有限公司的聯屬公司)	*附註i* *Note i*
華僑城(亞洲)控股有限公司的聯屬公司	Overseas Chinese Town (Asia) Holding Limited's affiliates (華僑城(亞洲)控股有限公司的聯屬公司)	*附註i* *Note i*
上海易居房地產研究院	Shanghai-based E-house China Research and Development Institution* (上海易居房地產研究院)	*附註i* *Note i*
亦可網絡科技(上海)有限公司	Yike Network Technology (Shanghai) Co., Ltd.* (亦可網絡科技(上海)有限公司)	*附註i* *Note i*

* 英文名稱僅供識別

* English name is for the identification purpose only

22. 關聯方披露（續）

22. RELATED PARTY DISCLOSURES (Continued)

(a) 關聯方交易：（續）

(a) Related parties transactions: (Continued)

除簡明綜合財務報表其他地方披露者外，本集團曾與其關聯方訂立下列交易。

Saved as disclosed elsewhere in the condensed consolidated financial statements, the Group entered into the following transactions with its related parties.

(i) 廣告服務、代理收入及諮詢服務所得

(i) Advertising service, agency revenue and consulting service earned

廣告服務

Advertising service

		截至6月30日止六個月 Six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
附註i	Note i	**6,443**	71,376

代理收入

Agency revenue

		截至6月30日止六個月 Six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
附註i	Note i	**2,051**	30

22. 關聯方披露（續） 22. RELATED PARTY DISCLOSURES (Continued)

(a) 關聯方交易：（續） (a) Related parties transactions: (Continued)

(i) 廣告服務、代理收入及諮詢服務所得（續） (i) Advertising service, agency revenue and consulting service earned (Continued)

經紀網絡服務 *Brokerage network service*

		截至6月30日止六個月 Six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
附註i	Note i	**–**	36,518

諮詢服務 *Consulting service*

		截至6月30日止六個月 Six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
附註i	Note i	**699**	3,453

22. 關聯方披露（續）

22. RELATED PARTY DISCLOSURES (Continued)

(a) 關聯方交易：（續）

(a) Related parties transactions: (Continued)

(ii) 所產生短期租賃及低價值資產租賃的租金開支

(ii) Rental expenses for short-term leases and low-value assets leases incurred

		截至6月30日止六個月 Six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
附註i	Note i	**8,409**	1,708

附註：

(i) 由本公司股東控制的實體，其對本公司實施重大影響力。

NOTES:

(i) Entities controlled by shareholders of the Company which exercises significant influence over the Company.

(b) 關聯方結餘

本集團與關聯方的尚未償還結餘詳情載於附註14及15。

(b) Related party balances

Details of the Group's outstanding balances with related parties are set out in notes 14 and 15.

22. 關聯方披露（續）

22. RELATED PARTY DISCLOSURES (Continued)

(c) 主要管理人員補償

(c) Compensation of key management personnel

於期內主要管理人員（指本公司董事及本集團主要執行人員）的薪酬如下：

The remuneration of key management personnel which represents the directors of the Company and key executives of the Group during the period was as follows:

		截至6月30日止六個月 Six months ended 30 June	
		2026年 2026 人民幣千元 RMB'000 （未經審計） (unaudited)	2025年 2025 人民幣千元 RMB'000 （未經審計） (unaudited)
薪金、花紅及其他津貼	Salaries, bonus and other allowances	**1,125**	972
退休福利計劃供款	Retirement benefit scheme contributions	**–**	72
		1,125	1,044

董事及主要執行人員的薪酬根據個人表現和市場趨勢確定。

The remuneration of directors and key executives is determined having regard to the performance of individuals and market trends.

23. 報告期後事項

23. EVENT AFTER THE REPORTING PERIOD

本公司及其顧問一直積極推進本集團境外債務的重組。於截至2026年6月30日止六個月後，重組計劃的主要進展如下：

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

(i) 重組計劃會議於2026年8月27日舉行，並獲97.8%（按價值計）出席會議並可投票的重組計劃債權人投票贊成計劃。重組計劃獲得法定所需的大多數重組計劃債權人批准。

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

(ii) 就重組計劃尋求香港計劃裁決的呈請將於2026年9月11日在香港高等法院進行聆訊。就重組計劃尋求開曼計劃裁決的呈請將於2026年10月9日在開曼群島大法院進行聆訊。

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

「阿里巴巴控股」	阿里巴巴集團控股有限公司，一家於開曼群島註冊成立的公司，其美國存託股份（每股代表八股普通股）於紐約證券交易所上市（股份代號：BABA），其普通股於聯交所主板上市（股份代號：9988（港幣櫃台）及89988（人民幣櫃台））
"Alibaba Holding"	Alibaba Group Holding Limited, a company incorporated in the Cayman Islands, with its American Depositary shares, each representing eight ordinary shares, listed on the New York Stock Exchange (Stock symbol: BABA) and its ordinary shares listed on the Main Board of the Stock Exchange (stock code: 9988 (HKD Counter) and 89988 (RMB Counter))
「阿里巴巴集團」	由阿里巴巴控股及其附屬公司組成之公司集團
"Alibaba Group"	the group of companies comprising Alibaba Holding and its subsidiaries
「審計委員會」	董事會審計委員會
"Audit Committee"	the audit committee of the Board
「董事會」	本公司董事會
"Board"	the board of directors of our Company
「《企業管治守則》」	載於《上市規則》附錄C1之《企業管治守則》（經不時修訂）
"Corporate Governance Code"	the Corporate Governance Code set out in Appendix C1 to the Listing Rules, as amended from time to time
「中國」或「中國大陸」	中華人民共和國，除文義另有所指外，僅就本報告而言，不包括香港、中國澳門特別行政區及台灣
"China", "Mainland China" or "PRC"	the People's Republic of China and, except where the context requires and only for the purpose of this report, excluding Hong Kong, the Macao Special Administrative Region of the PRC and Taiwan
「本公司」	易居（中國）企業控股有限公司（前稱房友信息技術有限公司），一家於2010年2月22日根據開曼群島法律註冊成立的獲豁免有限公司
"Company", "our Company" or "the Company"	E-House (China) Enterprise Holdings Limited (易居(中國)企業控股有限公司) (formerly known as Fangyou Information Technology Company Limited (房友信息技術有限公司)), an exempted company with limited liability incorporated under the laws of the Cayman Islands on 22 February 2010
「《公司條例》」	《公司條例》（香港法例第622章），經不時修訂、補充或以其他方式修改
"Companies Ordinance"	the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
「中國房產信息集團」	中國房產信息集團（前稱CRIC控股有限公司），一家於2008年8月21日在開曼群島註冊成立的有限公司，為我們的主要股東之一
"CRE Corp"	China Real Estate Information Corporation (中國房產信息集團) (formerly known as CRIC Holdings Limited (CRIC 控股有限公司)), a company incorporated in the Cayman Islands with limited liability on 21 August 2008 and one of our substantial Shareholders

「董事」 **"Director(s)"**	本公司董事 the director(s) of our Company
「預期信貸損失」 **"ECL"**	預期信貸損失 expected credit loss
「易居(中國)控股」 **"E-House (China) Holdings"**	易居(中國)控股有限公司,一家於2004年8月27日在開曼群島註冊成立的有限公司,為我們的主要股東之一 E-House (China) Holdings Limited (易居(中國)控股有限公司), a company incorporated in the Cayman Islands with limited liability on 27 August 2004 and one of our substantial Shareholders
「易居控股」 **"E-House Holdings"**	易居控股有限公司,一家於2015年7月31日在開曼群島註冊成立的有限公司,為我們的主要股東之一 E-House Holdings Limited, a company incorporated in the Cayman Islands with limited liability on 31 July 2015 and one of our substantial Shareholders
「恒大」 **"Evergrande"**	中國恒大集團(前稱恒大地產集團有限公司),一家於開曼群島註冊成立的有限公司,並於聯交所上市,股份代號為3333 China Evergrande Group (中國恒大集團), (formerly known as Evergrande Real Estate Group Limited (恒大地產集團有限公司)), a company incorporated in the Cayman Islands with limited liability and listed on the Stock Exchange with stock code 3333
「本集團」 **"Group", "our Group", or "the Group"**	本公司及其不時的附屬公司 the Company and its subsidiaries from time to time
「GTV」 **"GTV"**	交易總額 gross transaction value
「香港」 **"Hong Kong" or "HK"**	中華人民共和國香港特別行政區 the Hong Kong Special Administrative Region of the People's Republic of China
「港元」 **"HK$"**	香港的法定貨幣港元 Hong Kong dollars, the lawful currency of Hong Kong
「《國際財務報告準則》」 **"IFRS"**	《國際財務報告準則》,由國際會計準則理事會不時頒佈 International Financial Reporting Standards, as issued from time to time by the International Accounting Standards Board
「Jun Heng」 **"Jun Heng"**	Jun Heng Investment Limited,一家於2002年6月13日在英屬維爾京群島註冊成立的公司,由On Chance全資擁有 Jun Heng Investment Limited, a company incorporated in the British Virgin Islands on 13 June 2002 and wholly owned by On Chance

「樂居」	樂居控股有限公司，一家於2013年11月20日在開曼群島註冊成立的有限公司且為本公司附屬公司，其先前於紐約證券交易所上市，證券代碼為LEJU，但自2024年5月起已退市
"Leju"	Leju Holdings Limited, a company incorporated in the Cayman Islands with limited liability on 20 November 2013 and a subsidiary of the Company, which was previously listed on the New York Stock Exchange with stock ticker LEJU but has been delisted since May 2024
「上市」	股份在聯交所主板上市
"Listing"	the listing of our Shares on the Main Board of the Stock Exchange
「《上市規則》」	《香港聯合交易所有限公司證券上市規則》，經不時修訂、補充或以其他方式修改
"Listing Rules"	the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented or otherwise modified from time to time
「主板」	由聯交所營運的證券交易所(期權市場除外)，獨立於聯交所的GEM之外，而與之並列營運
"Main Board"	the stock exchange (excluding the option market) operated by the Stock Exchange which is independent from and operates in parallel with the GEM of the Stock Exchange
「周先生」	周忻先生，執行董事、本公司首席執行官兼主要股東
"Mr. Zhou"	Mr. Zhou Xin (周忻), an executive Director, chief executive officer of the Company and a substantial Shareholder
「《標準守則》」	《上市規則》附錄C3所載之《上市發行人董事進行證券交易的標準守則》(經不時修訂)
"Model Code"	the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 of the Listing Rules, as amended from time to time
「On Chance」	On Chance, Inc.，一家於2002年1月21日在英屬維爾京群島註冊成立的公司，由周先生全資擁有
"On Chance"	On Chance, Inc., a company incorporated in the British Virgin Islands on 21 January 2002 and is wholly owned by Mr. Zhou
「首次公開發售後購股權計劃」	本公司批准及採納的首次公開發售後購股權計劃
"Post-IPO Share Option Scheme"	the post-IPO share option scheme approved and adopted by our Company
「首次公開發售前購股權計劃」	本公司批准及採納的首次公開發售前購股權計劃
"Pre-IPO Share Option Scheme"	the pre-IPO share option scheme approved and adopted by our Company
「人民幣」	中國的法定貨幣人民幣
"RMB" or "Renminbi"	Renminbi, the lawful currency of PRC
「Regal Ace」	Regal Ace Holdings Limited，一家於2015年7月10日在英屬維爾京群島註冊成立的公司，由周先生全資擁有
"Regal Ace"	Regal Ace Holdings Limited, a company incorporated in the British Virgin Islands on 10 July 2015 and wholly owned by Mr. Zhou

釋義
DEFINITIONS

「報告期間」 **"Reporting Period"**	截至2026年6月30日止六個月 the six months ended 30 June 2026
「證券及期貨條例」 **"SFO"**	香港法例第571章證券及期貨條例（經不時修訂、補充或以其他方式修改） the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
「股份」 **"Share(s)"**	本公司股本中每股面值0.00001美元的普通股 ordinary share(s) in the share capital of our Company with a par value of US$0.00001 each
「股東」 **"Shareholder(s)"**	股份持有人 holder(s) of the Share(s)
「聯交所」 **"Stock Exchange"**	香港聯合交易所有限公司 The Stock Exchange of Hong Kong Limited
「附屬公司」 **"subsidiary" or "subsidiaries"**	具有《公司條例》第15條所賦予的涵義 has the meaning ascribed to it thereto in section 15 of the Companies Ordinance
「主要股東」 **"substantial shareholder"**	具《上市規則》所賦予的涵義 has the meaning ascribed to it in the Listing Rules
「美國」 **"United States" or "US"**	美利堅合眾國，包括其領土、屬地及受其司法管轄的所有地區 the United States of America, its territories, its possessions and all areas subject to its jurisdiction
「美元」 **"US dollars", "U.S. dollars", "US$" or "USD"**	美國的法定貨幣美元 United States dollars, the lawful currency of the United States
「萬科」 **"Vanke"**	萬科企業股份有限公司，一家在中國成立並於聯交所及深圳證券交易所上市的有限公司，股份代號／證券代碼分別為2202及000002 China Vanke Co., Ltd.(萬科企業股份有限公司), a limited liability company established in the PRC and listed on the Stock Exchange and the Shenzhen Stock Exchange with stock codes 2202 and 000002, respectively
「%」 **"%"**	百分比 per cent

易居企业集团