China New Town Development Company Limited
中國新城鎮發展有限公司

Stock Code: 1278

推進新經濟產業投資及資產運營

創變求新
聚力致勝

2026
INTERIM REPORT

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Corporate Information

BOARD OF DIRECTORS

Executive Directors

Ms. Yang Meiyu *(President)*
Mr. Shi Janson Bing

Non-executive Directors

Ms. Liu Yanhong *(Chairman)*
Mr. Xie Zhen
Mr. Hu Zhiwei
Ms. Qin Yangfan

Independent Non-executive Directors

Mr. Lo Wai Hung
(Lead Independent Non-executive Director)
Mr. Ji Jiaming
Mr. Yuan Kejian

AUDIT COMMITTEE

Mr. Lo Wai Hung *(Chairman)*
Mr. Ji Jiaming
Mr. Yuan Kejian

NOMINATION COMMITTEE

Mr. Ji Jiaming *(Chairman)*
Mr. Lo Wai Hung
Ms. Liu Yanhong

REMUNERATION COMMITTEE

Mr. Yuan Kejian *(Chairman)*
Mr. Lo Wai Hung
Mr. Ji Jiaming

ENVIRONMENTAL, SOCIAL AND GOVERNANCE COMMITTEE

Mr. Yuan Kejian *(Chairman)*
Mr. Lo Wai Hung
Mr. Ji Jiaming

COMPANY SECRETARY

Ms. Wong Oi In

BUSINESS ADDRESS

Suite 6508, Central Plaza
18 Harbour Road
Wanchai, Hong Kong
Telephone: (852) 3643 0200
Facsimile: (852) 3144 9663
Website: www.china-newtown.com

REGISTERED OFFICE

Vistra Corporate Services Centre
Wickhams Cay II
Road Town, Tortola
British Virgin Islands VG 1110

BVI PRINCIPAL SHARE REGISTRAR

Vistra (BVI) Limited
Vistra Corporate Services Centre
Wickhams Cay II
Road Town, Tortola
British Virgin Islands VG 1110

HONG KONG BRANCH SHARE REGISTRAR

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road, Hong Kong

LEGAL ADVISORS

HAIWEN & PARTNERS LLP
Bird & Bird LLP
DeHeng Law Offices
Global Law Office
Zhong Lun Law Firm

INDEPENDENT AUDITOR

Rongcheng (Hong Kong) CPA Limited
(Public Interest Entity Auditor registered in accordance with the Financial Reporting Council Ordinance)
Unit 4301–7, 43/F
Cosco Tower
183 Queen's Road Central
Hong Kong
Auditor's Date of Appointment: 19 June 2025

STOCK EXCHANGE LISTED

The Stock Exchange of Hong Kong Limited
Stock Name: ChinaNewTown
Stock Code: 1278
Board Lot: 2,500 shares

PRINCIPAL BANKERS

Industrial and Commercial Bank of China Limited
Industrial Bank Co., Ltd.
Bank of Shanghai Co., Ltd.
Ping An Bank Co., Ltd.
Cathay United Bank Company, Limited, Hong Kong Branch
China Construction Bank (Asia) Corporation Limited
Luso International Banking Limited

Project List

Shanghai Luodian New Town Project (72.63% — owned)

- Total site area of 6.80 square kilometres ("**sq.km**").

- Located at Baoshan District, connected to downtown Shanghai by metroline #7 (with two stops at Luodian), around 30 minutes' drive to downtown Shanghai.

- At the end of 2018, the Group signed a new cooperation agreement with the Baoshan District Government of Shanghai in respect to a new follow-up cooperation model, with the follow-up cooperation mainly focusing on agent construction.

- In 2021, Plot H-06 in the eastern part of Luodian was successfully closed in February and we collected the collection of construction rebate in June. At present, we are promoting the agent construction of school in the eastern part, and realised construction income of over RMB57 million in 2025.

Optical Valley New Development International Center Project in Wuhan ("Wuhan Property", 66.4% — owned)

- The total floor area of the project is 172,496 square metres ("**sq.m.**"), of which 116,978 sq.m. are above-ground building area.

- Wuhan Optical Valley High-tech Development Zone is a nationwide renowned optoelectronic and semi-conductor industry base, which aligns with the strategic direction of the Company of developing integrated circuit industry property.

- The project company is running a robust operation with stable office and commercial occupancy rates.

Beijing Junzhuang Project in Mentougou District

- The Mentougou District is located in the western part of Beijing. The mountains in the district are connected to Xiangshan (香山), a renowned national tourism destination, comprising an integral part of the Western Beijing ecological conservation area. Located in the northeast of Mentougou and western part of Xiangshan Mountain, Junzhuang Town has formed the industrial pattern of "one town and four villages".

- The Group and Beijing Vanke Enterprises Co. Ltd. have jointly established a project company (we are entitled to a 50% equity interest), which was granted an exclusive right to develop and operate the Eastern Zone of the project. In addition, using a model known as the "Village-Corporate Collaboration" with the co-ops, the project company shall also develop and operate the construction land collectively owned (集體建設用地) by the relevant village community economic cooperatives.

- In March 2025, the territorial spatial planning of Junzhuang Town in Mentougou District and the detailed control planning of the centralized construction area were approved by the Beijing Municipal Government. In light of the new planning, the Group worked on the ideas of project advancement together with the partners.

Group Financial Highlights

	Six months ended 30 June 2026 (Unaudited)
Operating income *(RMB'000)*	**227,191**
Operating expenses *(RMB'000)*	**(151,362)**
Profit for the period *(RMB'000)*	**55,700**
Basic earnings per share *(Renminbi ("**RMB**"))*	**0.0054**

INTERIM RESULTS

The board of directors (the "**Directors**" and the "**Board**", respectively) of China New Town Development Company Limited (the "**Company**") is pleased to announce the unaudited interim condensed consolidated financial statements of the Company and its subsidiaries (the "**Group**") for the six months ended 30 June 2026 (the "**Reporting Period**") together with relevant comparative figures of the previous corresponding period in 2025.

To the Board of Directors of China New Town Development Company Limited
(Incorporated in the British Virgin Islands with limited liability)

INTRODUCTION

We have reviewed the interim condensed consolidated financial statements of China New Town Development Company Limited (the "**Company**") and its subsidiaries (the "**Group**") set out on pages 9 to 60, which comprises the interim condensed consolidated statement of financial position as at 30 June 2026 and the related interim condensed consolidated statement of profit or loss and other comprehensive income, interim condensed consolidated statement of changes in equity and interim condensed consolidated statement of cash flow for the six-month period then ended, and explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 Interim Financial Reporting ("**IAS 34**") as issued by the International Accounting Standards Board. The directors of the Company are responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with IAS 34. Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review. Our report is made 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 International Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* as issued by the International Auditing and Assurance Standards Board. 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 International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

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

Rongcheng (Hong Kong) CPA Limited
Certified Public Accountants
WANG Junying
Practising Certificate Number: P07970

Hong Kong
21 August 2026

Interim Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the six months ended 30 June 2026

	Notes	2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited)
Operating income		**227,191**	192,234
Revenue	6	**210,642**	167,569
Other income	7	**16,549**	24,665
Operating expenses		**(151,362)**	(114,615)
Cost of sales	8	**(43,343)**	(17,181)
Selling and administrative expenses	8	**(45,884)**	(51,738)
Finance costs	9	**(54,615)**	(45,229)
Other expenses	10	**(8,392)**	(15,934)
Reversal of impairment losses on financial assets		**872**	15,467
Operating profit		**75,829**	77,619
Share of losses from joint ventures and associates	4	**(5,207)**	(4,732)
Profit before tax		**70,622**	72,887
Income tax	11	**(14,922)**	(21,395)
Profit for the period		**55,700**	51,492
Other comprehensive (expense)/income			
Other comprehensive (expense)/income that may be reclassified to profit or loss in subsequent periods:			
Share of other comprehensive (expense)/ income of associates	4	**(6,314)**	5
Other comprehensive (expense)/income for the period, net of tax		**(6,314)**	5
Total comprehensive income for the period, net of tax		**49,386**	51,497

Interim Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the six months ended 30 June 2026

	Notes	2026 RMB'000 (Unaudited)	2025 RMB'000 (Unaudited)
Profit attributable to:			
Equity holders of the parent		**52,393**	48,680
Non-controlling interests		**3,307**	2,812
		55,700	51,492
Total comprehensive income attributable to:			
Equity holders of the parent		**46,079**	48,685
Non-controlling interests		**3,307**	2,812
		49,386	51,497
Earnings per share (RMB per share) attributable to ordinary equity holders of the parent:			
Basic and diluted, profit for the period	13	**0.0054**	0.0050

Interim Condensed Consolidated Statement of Financial Position

As at 30 June 2026

	Notes	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Assets			
Non-current assets			
Investments in joint ventures	4	**189,073**	192,989
Investments in associates	4	**192,257**	221,909
Debt instruments at amortised cost	14	**—**	199,000
Financial assets at fair value through profit or loss	15	**106,836**	106,836
Investment property	16	**1,465,700**	1,465,700
Property, plant and equipment		**6,572**	7,147
Right-of-use assets	17	**17,560**	16,451
Other assets		**2,279**	2,689
Total non-current assets		**1,980,277**	2,212,721
Current assets			
Land development for sale	18	**781,360**	781,215
Prepayments		**1,166**	1,610
Other receivables	19	**657,561**	654,454
Trade receivables	20	**38,056**	38,152
Debt instruments at amortised cost	14	**3,221,261**	3,340,757
Other assets		**10,343**	8,205
Financial assets at fair value through profit or loss	15	**22,052**	31,981
Cash and bank balances	21	**1,020,883**	2,196,275
Total current assets		**5,752,682**	7,052,649
Total assets		**7,732,959**	9,265,370

Interim Condensed Consolidated Statement of Financial Position

As at 30 June 2026

	Notes	**30 June 2026 RMB'000 (Unaudited)**	31 December 2025 RMB'000 (Audited)
Equity and liabilities			
Equity			
Attributable to:			
Equity holders of the parent:			
Share capital		**4,070,201**	4,070,201
Accumulated losses		**(428,523)**	(459,733)
Foreign currency translation reserve		**2,170**	8,484
Other reserves		**607,839**	607,839
		4,251,687	4,226,791
Non-controlling interests		**497,906**	494,599
Total equity		**4,749,593**	4,721,390
Liabilities			
Non-current liabilities			
Interest-bearing loans and borrowings	22	**2,183,878**	2,145,178
Other liabilities		**5,670**	5,746
Deferred tax liabilities		**162,062**	158,350
Total non-current liabilities		**2,351,610**	2,309,274

Interim Condensed Consolidated Statement of Financial Position

As at 30 June 2026

	Notes	**30 June 2026 RMB'000 (Unaudited)**	31 December 2025 RMB'000 (Audited)
Current liabilities			
Interest-bearing loans and borrowings	22	**35,769**	1,611,304
Trade payables	23	**112,444**	92,378
Other payables and accruals	24	**189,507**	205,558
Advance from customers		**23,818**	26,290
Current income tax liabilities		**22,976**	20,533
Contract liabilities	25	**247,242**	278,643
Total current liabilities		**631,756**	2,234,706
Total liabilities		**2,983,366**	4,543,980
Total equity and liabilities		**7,732,959**	9,265,370
Net current assets		**5,120,926**	4,817,943
Total assets less current liabilities		**7,101,203**	7,030,664

Interim Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Cash flows from operating activities		
Profit before tax	**70,622**	72,887
Adjustments for:		
Reversal of impairment losses on financial assets	**(872)**	(15,467)
Depreciation of property, plant and equipment	**648**	795
Depreciation of right-of-use assets	**4,897**	5,451
Interest from debt instruments at amortised cost and dividend income from other investment	**(130,442)**	(111,631)
Net loss on financial instruments at fair value through profit or loss	**6,973**	14,912
Amortisation of intangible assets	**64**	91
Amortisation of deferred government grants	**(77)**	—
Share of losses from joint ventures and associates	**5,207**	4,732
Interest income from bank deposits	**(5,899)**	(6,699)
Interest expense on lease liabilities	**104**	200
Interest expense on loans and borrowings	**54,511**	45,029
Foreign exchange (gain)/loss	**(413)**	511
Loss on disposal of property, plant and equipment and right-of-use assets	**257**	—
Operating profit before working capital changes	**5,580**	10,811
Increase in land development for sale	**(145)**	(140)
Decrease in prepayments	**444**	531
(Increase)/decrease in other receivables and other assets	**(8,822)**	3,665
Decrease/(increase) in trade receivables	**2,944**	(207)
Decrease in advance from customers	**(2,472)**	(3,538)
Decrease in contract liabilities	**(31,401)**	(7,651)
Increase/(decrease) in trade and other payables	**4,866**	(71,997)
Cash generated from operating activities	**(29,006)**	(68,526)
Income tax paid	**(10,223)**	(17,533)
Net cash outflow from operating activities	**(39,229)**	(86,059)

Interim Condensed Consolidated Statement of Cash Flows

For the six months ended 30 June 2026

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Cash flows from investing activities		
Purchases of property, plant and equipment	**(95)**	(825)
Investments in joint ventures and associates	**—**	(2,981)
Proceeds from joint ventures and associates	**2,047**	—
Capital expenditure on an investment property	**(117)**	(5)
Investments in debt instruments at amortised cost	**(1,676,134)**	(1,151,500)
Proceeds from recovery of debt instruments at amortised cost	**1,990,000**	1,050,000
Interest received from debt instruments at amortised cost and other investment	**136,673**	110,617
Proceeds from redemption in financial assets at fair value through profit or loss	**2,770**	5,367
Interest received from bank deposits	**5,899**	6,699
Gains on financial assets at fair value through profit or loss	**186**	—
Net cash inflow from investing activities	**461,229**	17,372
Cash flows from financing activities		
Proceeds from loans and borrowings	**549,124**	—
Repayment of loans and borrowings	**(2,049,124)**	—
Payment of lease liabilities	**(6,925)**	(2,361)
Dividends paid	**(5)**	(118)
Interest paid	**(90,786)**	(85,738)
Net cash outflow from financing activities	**(1,597,716)**	(88,217)
Net decrease in cash and cash equivalents	**(1,175,716)**	(156,904)
Effect of exchange rate changes on cash and cash equivalents	**324**	(261)
Cash and cash equivalents at beginning of period	**2,196,275**	1,045,466
Cash and cash equivalents at end of period	**1,020,883**	888,301

Interim Condensed Consolidated Statement of Changes in Equity

For the six months ended 30 June 2026
(Amounts expressed in thousands of RMB unless otherwise stated)

Six months ended 30 June 2026 (Unaudited)

	Attributable to equity holders of the parent						
	Share capital	Other reserves	Foreign currency translation reserve	Accumulated losses	Total	Non-controlling interests	Total Equity
As at 1 January 2026	**4,070,201**	**607,839**	**8,484**	**(459,733)**	**4,226,791**	**494,599**	**4,721,390**
Profit for the period	–	–	–	52,393	52,393	3,307	55,700
Other comprehensive expense	–	–	(6,314)	–	(6,314)	–	(6,314)
Total comprehensive (expense)/income	–	–	(6,314)	52,393	46,079	3,307	49,386
Dividends	–	–	–	(21,183)	(21,183)	–	(21,183)
As at 30 June 2026	**4,070,201**	**607,839**	**2,170**	**(428,523)**	**4,251,687**	**497,906**	**4,749,593**

Six months ended 30 June 2025 (Unaudited)

	Attributable to equity holders of the parent						
	Share capital	Other reserves	Foreign currency translation reserve	Accumulated losses	Total	Non-controlling interests	Total Equity
As at 1 January 2025	4,070,201	607,839	12,386	(484,202)	4,206,224	492,186	4,698,410
Profit for the period	–	–	–	48,680	48,680	2,812	51,492
Other comprehensive income	–	–	5	–	5	–	5
Total comprehensive income	–	–	5	48,680	48,685	2,812	51,497
Dividends	–	–	–	(34,761)	(34,761)	–	(34,761)
As at 30 June 2025	4,070,201	607,839	12,391	(470,283)	4,220,148	494,998	4,715,146

1. CORPORATE INFORMATION

The Company was incorporated on 4 January 2006 in the British Virgin Islands (the "**BVI**"). After a series of reorganisations, on 14 November 2007, the Company was listed on the Main Board of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). On 22 October 2010, the Company was listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**HKEx**") by way of introduction. As a result, the Company was once dual-listed on the Main Boards of both the SGX-ST and the HKEx. The Company voluntarily delisted from the SGX-ST on 17 February 2017.

On 10 October 2013, the Company, China Development Bank International Holdings Limited ("**CDBIH**"), a wholly-owned subsidiary of China Development Bank Capital Corporation Limited ("**CDB Capital**"), and SRE Investment Holding Limited ("**SREI**") entered into a share subscription agreement, pursuant to which CDBIH agreed to subscribe for 5,347,921,071 new shares of the Company subject to the terms and conditions contained therein (the "**Subscription**"). The Subscription was completed in the first quarter of 2014. Upon the completion, CDBIH became the largest shareholder of the Company.

On 11 June 2021, CDBIH entered into a share transfer agreement in respect of approximately 29.99% shares of the Company with Wuxi Communications Industry Group Co., Ltd. ("**Wuxi Communications**") and Xitong International Holdings (HK) Limited ("**Xitong International**"), a wholly-owned subsidiary of Wuxi Communications, pursuant to which, CDBIH agreed to transfer 2,917,000,000 shares of the Company held by it to Xitong International, which represented approximately 29.99% of the issued shares of the Company (the "**Share Transfer**"). Upon the completion of the Share Transfer on 28 September 2021, Xitong International holds 2,917,000,000 shares (approximately 29.99% of the issued shares) of the Company as the largest shareholder; and CDBIH holds 2,430,921,071 shares (approximately 24.99% of the issued shares) of the Company as the second largest shareholder.

The Group's current operating income is primarily derived from fixed-income investments, property leasing and operations, as well as building construction income from certain historical existing projects. The Group is exploring opportunities to expand its equity investment business in new economic sectors such as integrated circuits, new materials, new energy, environmental protection, and high-end manufacturing, with a view to establishing new revenue streams and business growth curves.

2. BASIS OF PREPARATION

The interim condensed consolidated financial statements for the Reporting Period has been prepared in accordance with International Accounting Standards ("**IAS**") 34 *Interim Financial Reporting*.

The interim condensed consolidated financial statements does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2025.

The interim condensed consolidated financial statements are presented in RMB and all values are rounded to the nearest thousand ('000) except when otherwise indicated.

(a) Basis of consolidation

The interim condensed consolidated financial statements include the financial statements of the Group for the Reporting Period. A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if, and only if, the Group has:

(a) Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee)

(b) Exposure, or rights, to variable returns from its involvement with the investee

(c) The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

(a) The contractual arrangement(s) with other vote holders of the investee

(b) Rights arising from other contractual arrangements

(c) The Group's voting rights and potential voting rights

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control abovementioned. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the period are included in the interim condensed consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies.

Profit or loss and each component of other comprehensive income are attributed to the equity holders of the parent company of the Group and to the non-controlling interests, even if it results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, non-controlling interests and other components of equity, while any resultant gain or loss is recognised in profit or loss. Any investment retained is recognised at fair value.

(b) Operating cycle

The operating cycle of the Group is the period that elapse from the acquisition of assets for processing until their realisation in cash or cash equivalents. Due to the nature of the Group's business, the Group's normal operating cycle is longer than twelve months. The Group's current assets include assets (such as land development for sale) that are sold, consumed or realised within the normal operating cycle even when they are not expected to be realised within twelve months after the end of the reporting period, in accordance with IFRS Accounting Standards.

3. CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025, except for the adoption of the following amended IFRS Accounting Standards for the first time for the current period's financial information.

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

The nature and impact of the amended IFRS Accounting Standards are described below:

Amendments to IFRS 9 and IFRS 7 Amendments to the Classification and Measurement of Financial Instruments clarify that a financial asset is derecognised when the entity's rights to the contractual cash flows expire or are transferred, while a financial liability is derecognised on the settlement date. The amendments introduce an accounting policy option to derecognise a financial liability that is settled through an electronic payment system before the settlement date if specified criteria are met. The amendments clarify how to assess the contractual cash flow characteristics of financial assets with environmental, social and governance and other similar contingent features. Moreover, the amendments clarify the requirements for classifying financial assets with non-recourse features and contractually linked instruments. The amendments also include additional disclosures for investments in equity instruments designated at fair value through other comprehensive income and financial instruments with contingent features. Since the Group's accounting policy for the derecognition of financial assets and liabilities in prior years aligned with the amendments and the Group did not have the financial assets that were addressed by the amendments, the amendments did not have any impact on the interim condensed consolidated financial information. The Group will provide additional disclosures for its equity investments designated at fair value through other comprehensive income in the Group's consolidated financial statements for the year ending 31 December 2026.

Amendments to IFRS 9 and IFRS 7 Contracts Referencing Nature-dependent Electricity clarify the application of the "own-use" requirements for in-scope contracts and amend the designation requirements for a hedged item in a cash flow hedging relationship for in-scope contracts. The amendments also include additional disclosures that enable users of financial statements to understand the effects these contracts have on an entity's financial performance and future cash flows. As the Group did not have any contracts that are in the scope of the amendments, the amendments did not have any impact on the interim condensed consolidated financial information.

(All amounts expressed in thousands of RMB unless otherwise stated)

Annual Improvements to IFRS Accounting Standards — Volume 11 set out narrow scope amendments to IFRS 1, IFRS 7 (and the accompanying Guidance on implementing IFRS 7), IFRS 9, IFRS 10 and IAS 7. The amendments include clarifications, simplifications, corrections or changes to improve consistency in the corresponding IFRS Accounting Standards. The amendments did not have any impact on the interim condensed consolidated financial information.

4. INVESTMENTS IN JOINT VENTURES AND ASSOCIATES

(a) Investments in joint ventures

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Unlisted shares	**189,073**	192,989

Details of the joint ventures are as follows:

Name	Place and date of establishment	Proportion of ownership interest attributable to the Group (%) 2026	2025	Effective equity interest attributable to the Group (%) 2026	2025	Particulars of registered Capital	Principal activities
Beijing Guowan Real Estate Co., Ltd. ("**Guowan**") (i)	PRC 31 October 2016	**50%**	50%	**50%**	50%	RMB500 million	Real estate
Beijing Guoyuan Agriculture Co., Ltd. ("**Guoyuan**") (ii)	PRC 12 September 2017	**50%**	50%	**50%**	50%	RMB20 million	Agriculture
Nanjing Guofa Real Estate Co., Ltd. ("**Guofa**") (iii)	PRC 27 November 2017	**49%**	49%	**49%**	49%	RMB50 million	Real estate
Nanjing Guoying Zhongxi Development Co., Ltd. ("**Guoying**") (iv)	PRC 27 December 2017	**50%**	50%	**50%**	50%	RMB325 million	Real estate
Wuxi Kaihe Oxygenation Equity Investment Co., Ltd. ("**Wuxi Kaihe**") (v)	PRC 3 April 2024	**48%**	48%	**48%**	48%	RMB10 million	Capital market services

The investments in joint ventures are accounted for using the equity method.

(i) In 2016, Beijing Xincheng Kaiyuan Asset Management Company Limited ("**Xincheng Kaiyuan**") and Beijing Vanke Enterprises Co. Ltd. entered into an agreement for the overall development of Mengtougou District Junzhuang Town Project, pursuant to which Guowan was established. As at 30 June 2026, the issued capital of Guowan was RMB100 million (31 December 2025: RMB100 million), which was contributed equally by both parties. Guowan fully provided and recognized the lease expense and compensation in profit or loss in relation to the litigation, resulting to credit the book value of long-term equity investment to zero. The Group has discontinued the recognition of its share of losses of the joint venture because the share of losses of the joint venture exceeded the Group's interest in the joint venture and the Group has no obligation to take up further losses in the future. The amounts of the Group's unrecognised share of losses of the joint venture for the six months ended 30 June 2026 and cumulatively were RMB332 thousand and RMB14,823 thousand, respectively.

(ii) In 2017, Beijing Xincheng Zhishang Agricultural Technology Co., Ltd. entered into an agreement for the overall development of Miyun District Mujiayu Town Qianliyuan Village Project, pursuant to which Guoyuan was established. As at 30 June 2026, the issued capital of Guoyuan was RMB15,908 thousand (31 December 2025: RMB15,908 thousand), which was contributed equally by both parties. The Group has discontinued the recognition of its share of losses of the joint venture because the share of losses of the joint venture exceeded the Group's interest in the joint venture and the Group has no obligation to take up further losses. The amounts of the Group's unrecognised share of losses of the joint venture for the six months ended 30 June 2026 and cumulatively were RMB75 thousand and RMB2,147 thousand, respectively.

(iii) In 2017, Guoxi Nanjing Investment Development Co., Ltd. ("**Guoxi Nanjing**") and Mingfa Group Nanjing Real Estate Development Co., Ltd. ("**Mingfa Group**") entered into an agreement for the overall development of Wushang Land A Project, which is located in Yuhua District Nanjing, pursuant to which Guofa was established. As at 30 June 2026, the issued capital of Guofa was RMB50 million (31 December 2025: RMB50 million), where Mingfa Group has contributed RMB25.5 million (31 December 2025: RMB25.5 million), and Guoxi Nanjing has contributed RMB24.5 million (31 December 2025: RMB24.5 million).

(iv) In 2018, Guoxi Nanjing, China New Town Holding Co., Ltd. ("**CNT Holding**") and Sichuan Zhongxi Property Co., Ltd set up a joint venture, Guoying. This joint venture was established for the investment of a bilingual school in Jiangning District. In 2020, Sichuan Zhongxi Property Co., Ltd transferred its shares of 50% to Jiangsu Construction Engineering Group No.1 Engineering Co., Ltd. In 2021, CNT Holding transferred its shares of 33.3% to Guoxi Nanjing. In 2022, Jiangsu Construction Engineering Group No.1 Engineering Co., Ltd and Guoxi Nanjing increased their investment by RMB52.5 million respectively. As at 30 June 2026, Guoxi Nanjing and Jiangsu Construction Engineering Group No.1 Engineering Co., Ltd invested RMB162.5 million (31 December 2025: RMB162.5 million) and RMB162.5 million (31 December 2025: RMB162.5 million), respectively, which represented 50% and 50% of shares.

(v) In 2024, Kaihe (Beijing) Private Equity Fund Management Company Limited ("**Kaihe Beijing**"), Hangzhou Oxygen Enhancement Investment Co., Ltd. ("**Hangzhou Oxygen**") and Yunzhi (Hainan) Enterprise Management Co., Ltd. ("**Yunzhi (Hainan)**") set up a joint venture, Wuxi Kaihe. This joint venture was established for engaging in investment management, asset management, investment consulting and business management consulting. As at 30 June 2026, Kaihe Beijing, Hangzhou Oxygen and Yunzhi (Hainan) held 48%, 37% and 15% (31 December 2025: 48%, 37% and 15%) equity interests of Wuxi Kaihe, respectively.

(All amounts expressed in thousands of RMB unless otherwise stated)

Summarised financial information of the joint ventures, based on their IFRS financial statements, and the reconciliation to the carrying amount of the investments in the interim condensed consolidated financial statements are set out below:

As at 30 June 2026 (Unaudited)

	Guofa	**Guoying**	**Others**	**Total**
Current assets	**833,169**	**143,389**	**213,838**	**1,190,396**
Non-current assets	**879**	**762,484**	**173,685**	**937,048**
Current liabilities	**(721,179)**	**(207,771)**	**(402,415)**	**(1,331,365)**
Non-current liabilities	**—**	**(431,527)**	**—**	**(431,527)**
Equity	**112,869**	**266,575**	**(14,892)**	**364,552**
Proportion of the Group's ownership	**49%**	**50%**	**—**	**—**
Carrying amount of the investment	**55,305**	**133,288**	**480**	**189,073**

As at 31 December 2025 (Audited)

	Guofa	Guoying	Others	Total
Current assets	833,765	141,563	193,663	1,168,991
Non-current assets	1,000	762,766	175,929	939,695
Current liabilities	(720,823)	(204,477)	(385,182)	(1,310,482)
Non-current liabilities	—	(426,497)	—	(426,497)
Equity	113,942	273,355	(15,590)	371,707
Proportion of the Group's ownership	49%	50%	—	—
Carrying amount of the investment	55,831	136,678	480	192,989

(All amounts expressed in thousands of RMB unless otherwise stated)

Summarised statements of profit or loss and other comprehensive income of the joint ventures are set out below:

Six months ended 30 June 2026 (Unaudited)

	Guofa	**Guoying**	**Others**	**Total**
Revenue	—	7,778	—	7,778
Cost of sales	—	(359)	(101)	(460)
Administrative expenses and other expenses	(1,082)	(2,716)	(715)	(4,513)
Finance costs	9	(11,483)	1	(11,473)
Loss before tax	(1,073)	(6,780)	(815)	(8,668)
Income tax expense	—	—	—	—
Net loss for the period	(1,073)	(6,780)	(815)	(8,668)
Total comprehensive loss for the period	(1,073)	(6,780)	(815)	(8,668)
Group's share of loss for the period	(526)	(3,390)	—	(3,916)

Six months ended 30 June 2025 (Unaudited)

	Guofa	Guoying	Others	Total
Revenue	19	12,360	1	12,380
Cost of sales	—	(100)	(101)	(201)
Administrative expenses and other expenses	(774)	(4,965)	(1,457)	(7,196)
Finance costs	—	(12,601)	—	(12,601)
Loss before tax	(755)	(5,306)	(1,557)	(7,618)
Income tax expense	—	—	—	—
Net loss for the period	(755)	(5,306)	(1,557)	(7,618)
Total comprehensive loss for the period	(755)	(5,306)	(1,557)	(7,618)
Group's share of loss for the period	(370)	(2,653)	—	(3,023)

(All amounts expressed in thousands of RMB unless otherwise stated)

(b) Investments in associates

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Unlisted shares	**192,257**	221,909

Details of the associates are as follows:

Name	Place and date of establishment	Proportion of ownership interest attributable to the Group (%) 2026	2025	Effective equity interest attributable to the Group (%) 2026	2025	Particulars of registered capital	Principal activities
Kaiyuan Education Fund GP Holding Limited. ("**GP Holding Co**") (i)	Cayman Islands 25 October 2018	**40.00%**	40.00%	**40.00%**	40.00%	USD2,560 thousand	Education
Kaiyuan Education Fund LP ("**Kaiyuan Fund**") (ii)	Cayman Islands 23 November 2017	**58.38%**	58.38%	**58.38%**	58.38%	USD80 million	Education
Meidi Elderly Care Service (Shanghai) Co., Ltd. ("**Meidi Elderly**") (iii)	PRC 19 December 2016	**30.00%**	30.00%	**30.00%**	30.00%	RMB 58,479,528.57	Elderly care service
Yixing Kaihe Oxygen Enhancement Private Equity Investment Fund Partnership (Limited Partnership) ("**Yixing Kaihe Oxygen Enhancement**") (iv)	PRC 28 May 2024	**40.90%**	40.90%	**40.90%**	40.90%	RMB1,000 million	Capital market services

(i) In 2018, GP Holding Co was established which is in turn owned by New Town Education Co., Ltd ("**New Town Education**"), China-West Education Investment Holdings Company Limited ("**CWE**"), Excel Access International Limited ("**EAIL**") and Smart Sphere Limited as to 40.00%, 15.00%, 25.00% and 20.00%, respectively.

(ii) Kaiyuan Fund was established in 2017 by New Town Education, CWE and other shareholders with interest shares of 58.38%, 23.35% and 18.27%, respectively. Under the Memorandum of Association of Kaiyuan Fund, the Investment Committee, which is the highest decision-making body for the investment activities of the fund, consist of 5 members, and New Town Education shall be entitled to nominate 2 members. Therefore, the Group does not have power over the investment decisions of Kaiyuan Fund but only can exercise significant influence. As a result, Kaiyuan Fund was accounted for as an associate of the Group.

(iii) In 2024, Hainan Xincheng Kaiyuan Investment Co., Ltd. ("**Hainan Xincheng**") entered into the Capital Increase Agreement and the shareholders' agreement with the existing shareholders and Meidi Elderly, pursuant to which Hainan Xincheng has conditionally agreed to acquire an approximately 30% equity interest in Meidi Elderly by way of capital contribution of RMB50,000 thousand. The reason for the capital increase is the capital increase represents an investment opportunity for the Group to tap into the elderly care and wellness market in the PRC and explore the possibilities of further investments in property and town development and healthcare businesses relating to the said industry. Upon completion of the capital increase, Hainan Xincheng, Japan Medical Care Service Co., Ltd, Sanko Soflan Holdings Co., Ltd., Takahashi Seiichi and Shanghai Meiqi Elderly Care Service Co., Ltd. hold approximately 30.00%, 28.00%, 21.00%, 18.90% and 2.10% equity interests of Meidi Elderly, respectively.

(iv) In 2024, Xincheng Kaiyuan entered into the Limited Partnership Agreement with Hainan Yunhu Enterprise Management Partnership (Limited Partnership) ("**Hainan Yunhu**"), Yixing New Kinetic Energy Industry Fund Partnership (Limited Partnership) ("**Yixing New**") and Wuxi Kaihe for the purpose of investment, pursuant to which Yixing Kaihe Oxygen Enhancement was established. As at 30 June 2026, Xincheng Kaiyuan, Hainan Yunhu, Yixing New and Wuxi Kaihe held 40.9%, 40%, 19% and 0.1% equity interests of Yixing Kaihe Oxygen Enhancement, respectively.

(All amounts expressed in thousands of RMB unless otherwise stated)

Summarised financial information of the Group's associates and the reconciliation to the carrying amount of the investments in the interim condensed consolidated financial statements are set out below:

As at 30 June 2026 (Unaudited)

	Meidi Elderly	Kaiyuan Fund	Others	Total
Current assets	**32,018**	**84,605**	**61,958**	**178,581**
Non-current assets	**153,437**	**248,442**	**2,343**	**404,222**
Current liabilities	**(31,630)**	**(65,074)**	**(21,490)**	**(118,194)**
Non-current liabilities	**(147,016)**	**—**	**—**	**(147,016)**
Equity	**6,809**	**267,973**	**42,811**	**317,593**
Proportion of the Group's ownership	**30%**	**58.38%**	**—**	**—**
Carrying amount of the investment	**22,606**	**152,879**	**16,772**	**192,257**

As at 31 December 2025 (Audited)

	Meidi Elderly	Kaiyuan Fund	Others	Total
Current assets	49,064	86,903	70,470	206,437
Non-current assets	158,708	256,390	2,418	417,516
Current liabilities	(29,227)	(65,988)	(21,986)	(117,201)
Non-current liabilities	(151,782)	—	—	(151,782)
Equity	26,763	277,305	50,902	354,970
Proportion of the Group's ownership	30%	58.38%	—	—
Carrying amount of the investment	43,526	158,327	20,056	221,909

(All amounts expressed in thousands of RMB unless otherwise stated)

Summarised statements of profit or loss and other comprehensive income of the associates are set out below:

Six months ended 30 June 2026 (Unaudited)

	Meidi Elderly	Kaiyuan Fund	Others	Total
Revenue	31,654	—	1,252	32,906
Cost of sales	(22,896)	—	—	(22,896)
Administrative expenses and other expenses	(7,411)	(1,224)	(450)	(9,085)
Finance costs	(2,635)	(2)	19	(2,618)
(Loss)/profit before tax	(1,288)	(1,226)	821	(1,693)
Income tax expense	90	—	43	133
Net (loss)/profit for the period	(1,198)	(1,226)	864	(1,560)
Other comprehensive expense	—	(8,106)	(3,956)	(12,062)
Total comprehensive expense for the period	(1,198)	(9,332)	(3,092)	(13,622)
Group's share of loss for the period	(920)	(5,448)	(1,237)	(7,605)

(All amounts expressed in thousands of RMB unless otherwise stated)

Six months ended 30 June 2025 (Unaudited)

	Meidi Elderly	Kaiyuan Fund	Others	Total
Revenue	20,350	—	1,192	21,542
Cost of sales	(16,719)	—	(3)	(16,722)
Administrative expenses and other expenses	(7,325)	(654)	(977)	(8,956)
Finance costs	(2,558)	—	(76)	(2,634)
(Loss)/profit before tax	(6,252)	(654)	136	(6,770)
Income tax expense	1,619	—	(54)	1,565
Net (loss)/profit for the period	(4,633)	(654)	82	(5,205)
Other comprehensive income	—	6	(1)	5
Total comprehensive (expense)/income for the period	(4,633)	(648)	81	(5,200)
Group's share of (loss)/profit for the period	(1,390)	(382)	63	(1,709)

5. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on its products and services and has the following operating segments. The Group's operational assets and operations are located in Chinese Mainland.

- Urbanisation investment segment, which is responsible for fixed-income projects related to new type urbanisation;
- Property leasing segment, which provides property leasing services of investment property;
- Building construction segment, which provides construction of ancillary public facilities; and
- Others segment, which includes the provision of other services.

Management monitors the operating results of the Group's business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured consistently with operating profit or loss in the consolidated financial statements. However, group financing (including finance costs) and income taxes are managed on a group basis and are not allocated to the operating segments.

Intersegment sales and transfers are transacted with reference to the selling prices used for sales made to third parties at the prevailing market prices.

(All amounts expressed in thousands of RMB unless otherwise stated)

The following tables present sales and profit information for the Group's operating segments for the six months ended 30 June 2026 and 2025, respectively:

	For the six months ended 30 June 2026 (Unaudited)					
	Urbanisation investment	Property leasing	Building construction	Others	Reconciliation and eliminations	Total
Segment results						
External sales	**130,442**	**47,532**	**32,668**	**–**	**–**	**210,642**
Intersegment sales	**–**	**–**	**–**	**–**	**–**	**–**
Total segment sales	**130,442**	**47,532**	**32,668**	**–**	**–**	**210,642**
Segment profit/(loss)	**93,451**	**33,736**	**(3,032)**	**1,082**	**–**	**125,237**
Finance costs					**(54,615)[1]**	**(54,615)**
Profit before tax						**70,622**

1 Profit/(loss) for each operating segment does not include finance costs of RMB54,615 thousand.

	For the six months ended 30 June 2025 (Unaudited)					
	Urbanisation investment	Property leasing	Building construction	Others	Reconciliation and eliminations	Total
Segment results						
External sales	111,631	52,928	3,010	–	–	167,569
Intersegment sales	–	–	–	–	–	–
Total segment sales	111,631	52,928	3,010	–	–	167,569
Segment profit	89,644	18,722	224	9,526	–	118,116
Finance costs					(45,229)[1]	(45,229)
Profit before tax						72,887

1 Profit for each operating segment does not include finance costs of RMB45,229 thousand.

(All amounts expressed in thousands of RMB unless otherwise stated)

The following table presents assets and liabilities information for the Group's operating segments as at 30 June 2026 and 31 December 2025, respectively:

	Urbanisation investment	Property leasing	Building construction	Others	Reconciliation and eliminations	Total
Assets						
30 June 2026 (Unaudited)	**4,636,470**	**1,654,236**	**162,046**	**1,280,207**	**—**	**7,732,959**
31 December 2025 (Audited)	**6,134,725**	**1,633,282**	**163,169**	**1,334,194**	**—**	**9,265,370**
Liabilities						
30 June 2026 (Unaudited)	**40,650**	**54,896**	**183,147**	**299,988**	**2,404,685**[1]	**2,983,366**
31 December 2025 (Audited)	**68,183**	**55,078**	**196,870**	**288,484**	**3,935,365**[1]	**4,543,980**

1 Liabilities in segments do not include current income tax liabilities of RMB22,976 thousand, interest-bearing loans and borrowings of RMB2,219,647 thousand, and deferred tax liabilities of RMB162,062 thousand as at 30 June 2026 as these liabilities are managed on a group basis.

Liabilities in segments do not include current income tax liabilities of RMB20,533 thousand, interest-bearing loans and borrowings of RMB3,756,482 thousand, and deferred tax liabilities of RMB158,350 thousand as at 31 December 2025 as these liabilities are managed on a group basis.

(All amounts expressed in thousands of RMB unless otherwise stated)

6. REVENUE

		Six months ended 30 June	
		2026	2025
		RMB'000	RMB'000
	Notes	**(Unaudited)**	(Unaudited)
Building construction	(a)	**32,668**	3,010
Property management	(a)	**11,918**	12,921
Revenue from contracts with customers	(a)	**44,586**	15,931
Rental income		**35,614**	40,007
Interest from debt instruments at amortised cost	(b)	**130,442**	111,631
Revenue from other sources		**166,056**	151,638
Total revenue		**210,642**	167,569

(All amounts expressed in thousands of RMB unless otherwise stated)

(a) Revenue from contracts with customers

Disaggregated revenue information

Set out below is the disaggregation of the Group's revenue from contracts with customers:

	Six months ended 30 June 2026 (Unaudited)		
	Building construction	Property leases	Total
Segments			
Type of goods or service			
Building construction	32,668	—	32,668
Property management	—	11,918	11,918
Total revenue from contracts with customers	32,668	11,918	44,586
Timing of revenue recognition			
Services rendered over time	32,668	11,918	44,586

The Group's total revenue from contracts with customers is all derived from Chinese Mainland.

(All amounts expressed in thousands of RMB unless otherwise stated)

	Six months ended 30 June 2025 (Unaudited)		
	Building construction	Property leases	Total
Segments			
Type of goods or service			
Building construction	3,010	—	3,010
Property management	—	12,921	12,921
Total revenue from contracts with customers	3,010	12,921	15,931
Timing of revenue recognition			
Services rendered over time	3,010	12,921	15,931

The Group's total revenue from contracts with customers is all derived from Chinese Mainland.

(All amounts expressed in thousands of RMB unless otherwise stated)

(b) **The detailed information of interest from debt instruments at amortised cost is as follows:**

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Wuxi Gaoxin District Industrial Park Project	**14,151**	14,230
Wuxi Liangxi District Pharmaceutical Distribution Supply Chain Industry Project	**11,258**	11,654
Wuxi Huishan Cultural Tourism Fixed-income Project	**10,424**	—
Wuxi Huishan IDTI Oral Innovation Medical Device Center Fixed-income Project	**9,249**	—
Taizhou Xinghua Leisure Food Industrial Park Fixed-income Project	**7,542**	—
Taizhou Xinghua Economic Development Zone Industrial Park Upgrading Fixed-income Project	**7,542**	—
Yangzhou Hanjiang Industrial Upgrading Project	**7,268**	9,949
Yancheng Fengyifu Senior Care Community Project	**7,224**	—
Yancheng Water Purification Group Fixed-income Project	**6,612**	—
Liyang High-tech District Intelligent Internet Vehicle Test Center Project	**5,867**	13,660
Yangzhou Guangling Food Industrial Park Fixed-income Project	**5,798**	—
Wuxi Xinwu District Canal Culture and Technology Industrial Park Construction Project	**5,597**	5,692
Taizhou Taixing Fixed-income Project	**5,425**	—
Yangzhou Yizheng Fixed-income Project	**5,173**	—
Yancheng Economic Development Zone Industrial Park Phase I Fixed-income Project	**4,298**	—

(All amounts expressed in thousands of RMB unless otherwise stated)

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Wuxi Huishan State-owned Holding Fixed-income Project	**4,233**	—
Liyang Economic Development Zone Aerodynamics Research Institute Project	**3,802**	3,679
Wenzhou Lucheng Phase II Fixed-income Project	**2,252**	—
Huzhou Wuxing Fixed-income Project	**679**	—
Yancheng Yandu Fixed-income Project	**28**	—
Zhuji Pingfengwu Ecological Cemetery Project	—	13,314
Jiangsu Taizhou Jiangyan District New Infrastructure Industrial Park Project	—	10,038
Taizhou Xinghua Urban Regeneration Project	—	7,542
Taizhou Jinjiang Chengbei Park Project	—	5,094
Jiangyin Changjing Industrial Park Sewage-treatment Plant Project	—	4,405
Yangzhou Guangling Science and Technology Entrepreneurship Park Project	—	3,795
Yangzhou Hanjiang Industrial Park Sewage Treatment Project	—	2,354
Wenzhou Lucheng District Fixed-income Project	—	887
Jingjiang Furuite Aluminum New Material Project	—	140
Others	**6,020**	5,198
	130,442	111,631

(All amounts expressed in thousands of RMB unless otherwise stated)

7. OTHER INCOME

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Interest income from bank deposits	**7,063**	6,699
Investment income from financial instruments at fair value through profit or loss	**186**	4,227
Foreign exchange gain	**413**	—
Others	**8,887**	13,739
	16,549	24,665

8. EXPENSES BY NATURE

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Cost of building construction	**31,118**	1,970
Depreciation of property, plant and equipment	**648**	795
Depreciation of right-of-use assets	**4,897**	5,451
Employee benefits	**26,944**	29,585
Utility expenses	**2,620**	6,125
Advertising	**158**	110
Rental expenses	**609**	864
Property management service expenses	**11,187**	11,944
Other expenses	**11,046**	12,075
Total cost of sales, selling and administrative expenses	**89,227**	68,919

(All amounts expressed in thousands of RMB unless otherwise stated)

9. FINANCE COSTS

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Interest on loans and borrowings	**54,511**	45,029
Interest on lease liabilities	**104**	200
	54,615	45,229

No borrowing cost during the first half of 2026 and the first half of 2025 was capitalised.

10. OTHER EXPENSES

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Bank charges	**632**	200
Net fair value loss on financial instruments at fair value through profit or loss	**7,159**	14,929
Foreign exchange loss	**—**	511
Others	**601**	294
	8,392	15,934

11. INCOME TAX

The Group is subject to income tax on an entity basis on profit arising in or derived from the tax jurisdictions in which members of the Group are domiciled and operated.

The Company is a tax-exempted company incorporated in the BVI.

Hong Kong profits tax has been provided at the rate of 16.5% (2025: 16.5%) on the estimated assessable profits arising in Hong Kong during the periods.

(All amounts expressed in thousands of RMB unless otherwise stated)

The principal operating subsidiaries of the Company were subject to income tax at the rate of 25% on their taxable income according to the Income Tax Law of the PRC.

Chinese Mainland — withholding tax

Pursuant to the laws governing the PRC Corporate Income Tax, a 10% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in Chinese Mainland. The requirement is effective from 1 January 2008 and applies to earnings after 31 December 2007. A lower withholding tax rate may be applied if there is a tax treaty between Chinese Mainland and the jurisdiction of the foreign investors. The Group is therefore liable for withholding taxes on dividends distributed and remitted out of PRC by those subsidiaries established in Chinese Mainland in respect of earnings generated from 1 January 2008.

Pursuant to the laws governing the PRC Corporate Income Tax, a member of the Group, who is not a tax resident in the jurisdiction of the PRC, is subject to withholding tax at 10% on the income from Chinese Mainland, such as interest income and gains from disposal of equity investments. A lower withholding tax rate may be applied if there is a tax treaty between Chinese Mainland and the jurisdiction of the foreign investors. The Group determined that such withholding tax is an income tax in the scope of IAS 12 and has recognised such withholding tax as a tax expense in profit or loss.

The major components of income tax are as follows:

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Income tax charge:		
Current income tax	**2,504**	9,064
Deferred tax	**3,712**	2,555
Withholding tax	**8,706**	9,776
Income tax charge as reported in profit or loss	**14,922**	21,395

(All amounts expressed in thousands of RMB unless otherwise stated)

12. DIVIDENDS

The distribution of the final dividend of HK$0.0025 per ordinary share for the year ended 31 December 2025 (2024: HK$0.0039) was approved by shareholders at the annual general meeting of the Company held on 25 June 2026.

The Board has declared the interim dividend of HK$0.0019 per ordinary share during the Reporting Period (2025: HK$0.0016). The Company expects the interim dividend to be paid to shareholders on Wednesday, 23 September 2026.

13. EARNINGS PER SHARE

The calculation of the basic earnings per share amount is based on the profit attributable to ordinary equity holders of the parent for the Reporting Period.

The following reflects the earnings and share data used in the basic and diluted earnings per share calculations:

	Six months ended 30 June	
	2026	2025
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Profit attributable to ordinary equity holders of the parent for basic and diluted earnings per share	**52,393**	48,680
Weighted average number of ordinary shares used to calculate the basic and diluted earnings per share	**9,726,246,417**	9,726,246,417
Basic and diluted earnings per share (RMB)	**0.0054**	0.0050

There were no transactions involving ordinary shares or potential ordinary shares during the Reporting Period.

(All amounts expressed in thousands of RMB unless otherwise stated)

14. DEBT INSTRUMENTS AT AMORTISED COST

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Nanchang Science and Technology Park Project of Chinese Academy of Sciences	**400,000**	400,000
Wuxi Liangxi District Pharmaceutical Distribution Supply Chain Industry Project	**351,000**	351,000
Wuxi Huishan Cultural Tourism Fixed-income Project	**320,000**	—
Wuxi Huishan IDTI Oral Innovative Medical Device Center Fixed-income Project	**300,000**	300,000
Yancheng Fengyifu Senior Care Community Project	**250,000**	—
Huzhou Wuxing Fixed-income Project	**250,000**	—
Taizhou Xinghua Leisure Food Industrial Park Fixed-income Project	**200,000**	200,000
Taizhou Xinghua Economic Development Zone Industrial Park Upgrading Fixed-income Project	**200,000**	200,000
Yangzhou Guangling Food Industrial Park Fixed-income Project	**200,000**	100,000
Yancheng Water Purification Group Fixed-income Project	**200,000**	—
Yangzhou Yizheng Fixed-income Project	**200,000**	—
Taizhou Taixing Fixed-income Project	**200,000**	—
Wuxi Huishan State-owned Holding Fixed-income Project	**140,000**	133,866
Wenzhou Lucheng Phase II Fixed-income Project	**80,000**	—
Yancheng Yandu Fixed-income Project	**70,000**	—
Wuxi Gaoxin District Industrial Park Project	**—**	500,000
Yangzhou Hanjiang Industrial Upgrading Project	**—**	490,000

(All amounts expressed in thousands of RMB unless otherwise stated)

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Liyang High-tech District Intelligent Internet Vehicle Test Center Project	—	400,000
Liyang Economic Development Zone Aerodynamics Research Institute Project	—	200,000
Wuxi Xinwu District Canal Culture and Technology Industrial Park Construction Project	—	200,000
Yancheng Economic Development Zone Industrial Park Phase I Fixed-income Project	—	200,000
Others	**199,207**	199,207
	3,560,207	3,874,073
Accrued interest	**57,141**	63,371
	3,617,348	3,937,444
Less: allowance for expected credit losses ("**ECLs**")	**(396,087)**	(397,687)
	3,221,261	3,539,757
Amounts due in the next 12 months classified as current assets	**3,221,261**	3,340,757
Amounts classified as non-current assets	—	199,000

(All amounts expressed in thousands of RMB unless otherwise stated)

15. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Wealth management products	**9,007**	11,903
Equity instruments	**119,881**	126,914
	128,888	138,817
Current portion	**22,052**	31,981
Non-current portion	**106,836**	106,836

16. INVESTMENT PROPERTY

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
At beginning of the Reporting Period/year	**1,465,700**	1,465,700
At end of the Reporting Period/year	**1,465,700**	1,465,700

17. RIGHT-OF-USE ASSETS

	Building	Motor vehicles	Land	Total
As at 1 January 2025	17,028	47	1,295	18,370
Additions	8,703	—	—	8,703
Depreciation expense	(10,418)	(47)	(157)	(10,622)
As at 31 December 2025	15,313	—	1,138	16,451
Additions	**13,016**	**224**	**—**	**13,240**
Depreciation expense	**(4,761)**	**(56)**	**(80)**	**(4,897)**
Disposal	**(7,234)**	**—**	**—**	**(7,234)**
As at 30 June 2026	**16,334**	**168**	**1,058**	**17,560**

(All amounts expressed in thousands of RMB unless otherwise stated)

18. LAND DEVELOPMENT FOR SALE

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
The Chinese Mainland — Shenyang Lixiang New Town Modern Agriculture Co., Ltd.	**781,360**	781,215

19. OTHER RECEIVABLES

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Balances due from Wuxi Project	**20,977**	20,977
Due from SREI	**89,854**	89,854
Balances due from entities disposed of	**24,384**	24,384
Due from joint ventures	**552,930**	549,611
Due from associates	**1,217**	1,029
Others	**52,517**	53,670
	741,879	739,525
Less: allowance for ECLs	**(84,318)**	(85,071)
Other receivables, net	**657,561**	654,454

(All amounts expressed in thousands of RMB unless otherwise stated)

20. TRADE RECEIVABLES

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Receivables from land development for sale	**32,218**	32,218
Others	**6,947**	9,891
	39,165	42,109
Less: allowance for ECLs	**(1,109)**	(3,957)
Trade receivables, net	**38,056**	38,152

An ageing analysis of the carrying amount of the trade receivables, net of allowance of ECLs, based on the invoice dates are as follows:

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Within 6 months	**1,580**	6,257
6 months to 1 year	**4,581**	—
1 year to 2 years	**—**	—
2 years to 3 years	**—**	—
Over 3 years	**31,895**	31,895
	38,056	38,152

(All amounts expressed in thousands of RMB unless otherwise stated)

21. CASH AND BANK BALANCES

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Cash at banks	**1,020,883**	2,196,275

RMB equivalent of the following currencies:

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
RMB	**944,421**	2,188,378
HKD	**73,464**	1,950
USD	**2,998**	5,947
	1,020,883	2,196,275

(All amounts expressed in thousands of RMB unless otherwise stated)

22. INTEREST-BEARING LOANS AND BORROWINGS

Details of interest-bearing loans and borrowings are as follows:

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Current interest-bearing loans and borrowings		
Lease liabilities	**8,633**	11,102
Bank loans — secured	**23,014**	55,761
Bonds payable	**4,122**	4,122
Guaranteed bonds	**—**	1,540,319
	35,769	1,611,304
Non-current interest-bearing loans and borrowings		
Lease liabilities	**6,710**	4,801
Bank loans — secured	**526,545**	493,955
Bonds payable	**1,496,146**	1,495,360
Other borrowings	**154,477**	151,062
	2,183,878	2,145,178
	2,219,647	3,756,482

(All amounts expressed in thousands of RMB unless otherwise stated)

The interest-bearing loans and borrowings are repayable as follows:

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Within 6 months	**19,956**	1,549,521
6 months to 9 months	**13,673**	30,030
9 months to 12 months	**2,140**	31,753
Current interest-bearing loans and borrowings	**35,769**	1,611,304
1 year to 2 years	**183,290**	274,014
2 years to 5 years	**1,601,389**	1,708,223
Over 5 years	**399,199**	162,941
Non-current interest-bearing loans and borrowings	**2,183,878**	2,145,178
	2,219,647	3,756,482

The Group's interest-bearing loans and borrowings bore interest at 2.85% to 7% per annum as at 30 June 2026 (31 December 2025: at 2.95% to 7% per annum).

Bank loans — secured

As at 30 June 2026, bank borrowings of RMB549,559 thousand (31 December 2025: RMB549,716 thousand) were secured by the investment property, whose carrying amount at 30 June 2026 was RMB1.466 billion (31 December 2025: RMB1.466 billion).

(All amounts expressed in thousands of RMB unless otherwise stated)

Guaranteed bonds

As at 20 April 2023, CNTD Success Company Limited ("**Success**"), a wholly-owned subsidiary of the Company, completed the issuance of RMB1,500 million of guaranteed bonds with a maturity date of 27 April 2026. The net proceeds (net of underwriting commissions and some other expenses) amounted to RMB1,496 million, which will be used for project construction and supplement of the Company's working capital in accordance with applicable laws and regulations. The guaranteed bonds bear interest at coupon rate of 3.98% and are guaranteed by Wuxi Communications. As at 30 June 2026, the Group repaid the guaranteed bonds upon its maturity.

Bonds payable

As at 27 November 2025, Success, a wholly-owned subsidiary of the Company, completed the issuance of RMB1,500 million of bonds with a maturity date of 27 November 2028. The net proceeds (net of underwriting commissions and some other expenses) amounted to RMB1,495 million, which will be used for refinancing the existing offshore debt. The bonds bear interest at a coupon rate of 2.95%.

23. TRADE PAYABLES

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Payable for land development for sale	**58,946**	58,946
Payable for building construction	**53,498**	33,432
	112,444	92,378

(All amounts expressed in thousands of RMB unless otherwise stated)

An ageing analysis of the Group's trade payables is as follows:

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Within 1 year	**25,492**	6,793
1 year to 2 years	**1,367**	—
Over 2 years	**85,585**	85,585
	112,444	92,378

Trade payables are non-interest-bearing.

24. OTHER PAYABLES AND ACCRUALS

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Payroll and welfare	**13,115**	16,487
Other taxes payable	**22,789**	21,873
Amounts due to related parties	**5,629**	20,743
Payable for intermediary and professional service charges	**5,422**	6,611
Dividend payables	**21,679**	587
Payable for investment property	**4,727**	5,448
Deposits	**27,348**	27,816
Others	**88,798**	105,993
	189,507	205,558

(All amounts expressed in thousands of RMB unless otherwise stated)

25. CONTRACT LIABILITIES

	Note	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Contract liabilities arising from:	(i)		
Building construction		**122,104**	154,772
Land development for sale		**121,147**	121,147
Property management		**3,991**	2,724
		247,242	278,643

Note：

(i) As at 30 June 2026 and 31 December 2025, the contract liabilities arising from land development for sale and building construction represented the amounts received or receivable from the land authorities or local governments to fulfil the performance obligations of land development and building construction services. The amounts received or receivable are non-refundable unless the Group fails to complete the development work. The contract liabilities are classified as current liabilities as the remaining development work is expected to be provided within the normal operating cycle.

26. RELATED PARTY DISCLOSURES

For the purposes of these interim condensed consolidated financial statements, parties are considered to be related to the Group if the Group has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common control. Related parties may be individuals or other entities.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

With the completion of the share transfer in 2021, Xitong International holds 29.99% of the issued share capital of the Company and became the largest shareholder and CDBIH became the second largest shareholder.

(All amounts expressed in thousands of RMB unless otherwise stated)

(a) Amounts due to related parties

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Other payables		
Shareholder of the Company and its parent:		
CDBIH	**54**	57
CDB Capital, holding company of CDBIH	**80**	80
	134	137
Associates:		
Kaiyuan Investment Advisor (HK) Limited	**17**	18
GP Holding Co	**80**	84
Meidi Elderly	**—**	20,000
	97	20,102
Joint venture:		
Guoying	**5,398**	504
	5,629	20,743

(All amounts expressed in thousands of RMB unless otherwise stated)

(b) Amounts due from related parties

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Other receivables		
Shareholder and a then parent of the Company:		
SREI	**89,854**	89,854
Less: ECLs	**—**	—
	89,854	89,854
Associates:		
Kaiyuan Investment Advisor (HK) Limited	**1,217**	1,029
Less: ECLs	**(12)**	(10)
	1,205	1,019
Joint ventures:		
Guowan	**172,753**	168,465
Guoyuan	**156**	1,125
Guofa	**380,000**	380,000
Guoying	**21**	21
Less: ECLs	**(20,507)**	(21,100)
	532,423	528,511
	623,482	619,384

(All amounts expressed in thousands of RMB unless otherwise stated)

(c) Debt instruments at amortised cost

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Interest-bearing loans:		
Joint ventures:		
Guoying	**155,889**	152,587
Less: ECLs	**(779)**	(763)
	155,110	151,824

(d) In addition to the balances detailed in notes 26(a), 26(b) and 26(c) above, the Group had the following material transactions with related parties during the six months ended 30 June 2026 and 2025:

	Notes	**Six months ended 30 June 2026 RMB'000 (Unaudited)**	2025 RMB'000 (Unaudited)
Transactions with joint ventures			
Financial guarantee to Guoying	(i)	**210,115**	250,000
Interest income from Guowan	(ii)	—	689
Interest income from Guoying	(iii)	**3,115**	3,091
Rent fee from Kaiyuan Investment Advisor (HK) Limited	(iv)	**232**	262

Notes:

(i) A financial guarantee to the extent of RMB250 million was provided to Guoying.

(All amounts expressed in thousands of RMB unless otherwise stated)

(ii) A loan of RMB15,000 thousand was lent to Guowan in 2019 which was unsecured, interest-bearing at 6% per annum and rollover to 2025. The carrying amount of the loan was nil as at 31 December 2025, of which the Group earned interest income of RMB689 thousand for the six months ended 30 June 2025.

(iii) A loan of RMB75,000 thousand was lent to Guoying in 2021 which was unsecured, interest-bearing at 5.88% per annum and repayable on demand. For the six months ended 30 June 2026, the interest receivable of the loan increased by RMB3,302 thousand and the carrying amount of the loan was RMB155,889 thousand (31 December 2025: RMB152,587 thousand). The Group earned interest income of RMB3,115 thousand for the six months ended 30 June 2026.

(iv) Rental income was generated by CNT Holding renting out offices to Kaiyuan Investment Advisor (HK) Limited.

27. COMMITMENTS

As at 30 June 2026 and 31 December 2025, the Group mainly had capital commitments in respect of land development for sale and various investments as follows:

	30 June 2026 RMB'000 (Unaudited)	31 December 2025 RMB'000 (Audited)
Commitments in respect land development		
Contracted, but not provided for	**150,113**	154,849
Authorised, but not contracted for	**3,155,030**	3,155,117
Commitments in respect of equity investment		
Contracted, but not provided for	**543,542**	543,542
Authorised, but not contracted for	**—**	—
Commitments in respect of capital contribution to joint ventures		
Contracted, but not provided for	**204,320**	204,320
Authorised, but not contracted for	**—**	—
	4,053,005	4,057,828

The Group had significant commitments in respect of land development for sale as it had entered into two urbanisation investment projects in Shanghai and Shenyang and these commitments are quantified based on contracts, feasibility studies and detailed plans for the respective projects. As a result, the Group prepares cash flow budgets for major project companies annually and updates the cash flow budgets regularly.

28. FAIR VALUE AND FAIR VALUE HIERARCHY

Fair values of financial assets and liabilities

Fair value estimates are made at a specific point in time based on relevant market information and information about the various financial instruments. When an active market exists, such as an authorised securities exchange, the market value is the best reflection of the fair value of the financial instrument. For financial instruments where there is no active market or when current market prices are not available, their fair values are determined using valuation techniques.

The Group's financial assets mainly include debt instruments at amortised cost, cash and bank balances, financial assets at fair value through profit or loss, trade receivables and other receivables. The Group's financial liabilities mainly include interest-bearing loans and borrowings, and trade and other payables. The fair values of the Group's and the Company's financial instruments are not materially different from their carrying amounts.

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair values:

Level 1: fair values measured based on quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2: fair values measured based on valuation techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: fair values measured based on valuation techniques for which any inputs which have a significant effect on the recorded fair value are not based on observable market data (unobservable inputs)

(All amounts expressed in thousands of RMB unless otherwise stated)

The following table shows the fair value measurement hierarchy of the Group's assets and liabilities.

Quantitative disclosures of assets and liabilities measured at fair value as at 30 June 2026:

			Fair value measurement using		
	Date of valuation	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Assets/liabilities measured at fair value:					
Financial assets at fair value through profit or loss (Note 15)	30 June 2026	**128,888**	**13,045**	**9,007**	**106,836**
Investment property (Note 16)	30 June 2026	**1,465,700**	**–**	**–**	**1,465,700**

There were no transfers of fair value measurement between Level 1 and Level 2, and no transfers into or out of Level 3 during the Reporting Period.

Quantitative disclosures of assets and liabilities measured at fair value as at 31 December 2025:

			Fair value measurement using		
	Date of valuation	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Assets/liabilities measured at fair value:					
Financial assets at fair value through profit or loss (Note 15)	31 December 2025	138,817	20,078	11,903	106,836
Investment property (Note 16)	31 December 2025	1,465,700	–	–	1,465,700

There were no transfers between Level 2 and Level 3 fair value measurements during the year ended 31 December 2025. Financial assets measured at fair value through profit or loss were transferred from Level 2 to Level 1 during the year ended 31 December 2025. The amount of these assets was RMB20,078 thousand as of 31 December 2025. As WeRide Inc. restricted trading period ended in 2025, its fair value can be measured through unadjusted quotations in an active market.

FINANCIAL REVIEW/ABSTRACTS

a) Financial review of development of business of the Group during the Reporting Period and of its financial position at the end of the Reporting Period:

Operating Results

Revenue

Our results from operations mainly include urbanisation investment, building construction and property leasing. In the first half of 2026, the Group recorded revenue of RMB211 million, representing an increase of 26% as compared with the same period of 2025.

In the first half of 2026, revenue from investment in urbanisation projects increased by 17% to RMB130,442 thousand, mainly due to the increase in the scale of investment in urbanisation projects as compared with the same period of last year, corresponding to an increase in revenue from investment in projects. Revenue related to building construction of RMB32,668 thousand was recorded, representing an increase of RMB29,658 thousand as compared with the corresponding period of 2025, primarily due to the rapid construction progress of two school projects in the eastern part of Shanghai Golden Luodian Development Co., Ltd. ("**SGLD**"), which resulted in an increase in revenue carried forward from building construction projects. Revenue related to investment property leasing of RMB35,614 thousand and property management fee of RMB11,918 thousand were recorded, representing a decrease of 10% as compared with the corresponding period of 2025, mainly due to a decrease in unit rent in 2026.

Other income

In the first half of 2026, other income of RMB16,549 thousand was recorded, representing a decrease of 33% as compared with the same period of 2025. It was mainly due to the decrease in investment income from financial instruments at fair value through profit or loss of RMB4,041 thousand during the Reporting Period as compared to that of last period. Additionally, the management fee from construction agency of eastern part of SGLD decreased by RMB4,717 thousand year-on-year.

Cost of sales, and selling and administrative expenses

In the first half of 2026, cost and expense increased by RMB20,308 thousand as compared with the same period of 2025, which was mainly due to an increase of RMB29,148 thousand in land development cost carried forward for two school projects in the eastern part of SGLD. Meanwhile, expenses such as employee benefits, utility expenses and property management service expenses decreased as compared with the corresponding period of last year.

Other expenses

In the first half of 2026, other expenses decreased by 47% as compared with the same period of 2025, which was mainly due to the net fair value loss on financial instruments at fair value through profit or loss decreased by RMB7,770 thousand as compared with the same period of 2025.

Reversal of impairment losses on financial assets

In the first half of 2026, the Group recorded reversal of impairment losses on financial assets of RMB872 thousand. In the first half of 2025, the Group recorded a reversal of impairment loss on financial assets of RMB15,467 thousand, mainly due to the Group's adjustment of its ECL provision rate from 1% to 0.5% based on the historical recovery profile of investment projects in the first half of 2025, whereas no change was made to the provision rate in the first half of 2026.

Finance costs

In the first half of 2026, finance costs increased by 21% compared with the same period in 2025, mainly due to the increase in interest expenses on the bonds of RMB9,482 thousand in the first half of 2026, resulting from the successful issuance of RMB1.5 billion 3-year bonds in November 2025 by the Group to further reduce debt costs and optimise the maturity structure, and the repayment in April 2026 of RMB1.5 billion in 3-year pearl bonds upon maturity. The temporary overlapping of corporate bonds during the first half of 2026 resulted in an increase in bond interest expenses.

Share of losses from joint ventures and associates

In the first half of 2026, the Group's share of losses from joint ventures and associates was RMB5,207 thousand, including a share of loss of RMB3,390 thousand from Guoying, a share of loss of RMB920 thousand from Meidi Elderly and a share of loss of RMB716 thousand from Kaiyuan Fund. As most of the other joint ventures and associates were under construction, no stable income was derived at this stage.

Taxation

In the first half of 2026, the Group recorded income tax expense of RMB14,922 thousand, representing a decrease of RMB6,473 thousand as compared with the same period of 2025. Specifically, current income tax expense decreased by RMB6,560 thousand, deferred tax increased by RMB1,157 thousand and withholding tax decreased by RMB1,070 thousand.

Financial Position

Investments in associates

The balance as at 30 June 2026 decreased by RMB29,652 thousand as compared with that of 31 December 2025, which was mainly due to the reduction of investment in Meidi Elderly of RMB20,000 thousand, the reduction of investment in Yixing Kaihe Oxygen Enhancement of RMB2,047 thousand, and the share of losses from associates of RMB1,291 thousand.

Investments in joint ventures

The balance as at 30 June 2026 decreased by RMB3,916 thousand as compared with that of 31 December 2025, which was mainly due to the share of loss of RMB3,916 thousand from joint ventures.

Debt instruments at amortised cost (non-current assets)

As at 30 June 2026, debt instruments at amortised cost (non-current assets) decreased by RMB199 million as compared with that of 31 December 2025, which was mainly due to the reclassification of RMB200 million relating to Taizhou Xinghua Leisure Food Industrial Park Fixed-income Project from non-current to current assets in the first half of 2026, as its maturity was less than one year.

Financial assets at fair value through profit or loss (non-current assets)

As at 30 June 2026, financial assets at fair value through profit or loss (non-current assets) remained unchanged as compared to 31 December 2025.

Other receivables

As at 30 June 2026, other receivables increased by RMB3,107 thousand as compared with that of 31 December 2025, which was mainly due to the increase in receivables from joint ventures and associates.

Debt instruments at amortised cost (current assets)

As at 30 June 2026, debt instruments at amortised cost (current assets) decreased by RMB119 million as compared with that of 31 December 2025, which was mainly due to the repayment of investment principal totalling RMB1,990 million and new investments of RMB1,670 million in the first half of 2026. The repayments comprised RMB400 million from the Liyang High-tech District Intelligent Internet Vehicle Test Center Project, RMB490 million from the Yangzhou Hanjiang Industrial Upgrading Project, RMB500 million from the Wuxi Gaoxin District Industrial Park Project, RMB200 million from the Wuxi Xinwu District Canal Culture and Technology Industrial Park Construction Project, RMB200 million from the Liyang Economic Development Zone Aerodynamics Research Institute Project, and RMB200 million from the Yancheng Economic Development Zone Industrial Park Phase I Fixed-income Project; the addition of new fixed-income projects, including the Yancheng Water Purification Group Fixed-income Project of RMB200 million, the Wenzhou Lucheng Phase II Fixed-income Project of RMB80 million, the Yangzhou Yizheng Fixed-income Project of RMB200 million, the Yancheng Fengyifu Senior Care Community Project of RMB250 million, the Wuxi Huishan Cultural Tourism Fixed-income Project of RMB320 million, the Taizhou Taixing Fixed-income Project of RMB200 million, the Yangzhou Guangling Food Industrial Park Fixed-income Project of RMB100 million, the Huzhou Wuxing Fixed-income Project of RMB250 million, and the Yancheng Yandu Fixed-income Project of RMB70 million; the reclassification of RMB200 million relating to Taizhou Xinghua Leisure Food Industrial Park Fixed-income Project from non-current to current assets in the first half of 2026.

Financial assets at fair value through profit or loss (current assets)

As at 30 June 2026, financial assets at fair value through profit or loss decreased by RMB9,929 thousand as compared with that of 31 December 2025, which was mainly due to the decrease of RMB7,033 thousand in carrying amount of investment in WeRide Inc. as a result of the decline in its share price and the Group's redemption of wealth management products of China Merchants Bank Co., Ltd. in the amount of RMB2,900 thousand in the first half of 2026.

Interest-bearing loans and borrowings

As at 30 June 2026, interest-bearing loans and borrowings decreased by RMB1.537 billion as compared with that of 31 December 2025, which was mainly due to the successful repayment of principal and interest of guaranteed bonds of RMB1.560 billion upon maturity by Success in April 2026. The borrowings were denominated in RMB. Details of the borrowings are set out in note 22 to the interim condensed consolidated financial statements.

Trade payable

As at 30 June 2026, trade payables increased by RMB20,066 thousand as compared with that of 31 December 2025, which was mainly due to the commencement of construction work by SGLD for the two schools in the eastern part of Luodian New Town.

Other payables and accrual

As at 30 June 2026, other payables and accruals decreased by RMB16,051 thousand as compared with that of 31 December 2025.

Contract liabilities

As at 30 June 2026, contract liabilities decreased by RMB31,401 thousand as compared with 31 December 2025, which was mainly due to SGLD's recognising construction revenue from the two schools in the eastern part and carrying forward the contract liabilities related to the construction of the two schools in the eastern part in the amount of RMB32,668 thousand.

Cash and bank balances

As at 30 June 2026, cash and cash equivalents decreased by RMB1,175 million as compared with that of 31 December 2025, which was mainly due to the result of net cash outflow from operating activities of RMB39 million, net cash inflow from investing activities of RMB461 million and net cash outflow from financing activities of RMB1,598 million in the first half of 2026. Cash and bank balances were denominated in RMB, HKD and USD.

As at 30 June 2026, gearing ratio (defined as net debt divided by the sum of shareholders equity and net debt, with net debt defined as total debt less cash and bank balances) was 20%, representing a decrease from 25% as at 31 December 2025, mainly due to an increase in net debt as a result of a decrease in bank balances at the end of the Reporting Period.

Market Overview

The year 2026 marks the beginning of China's "15th Five-Year Plan". In the first half of the year, amid a volatile and complex global political and economic landscape, coupled with rising spillover risks from geopolitical conflicts, China's economy maintained a development trajectory of "overall stability with a trend towards innovation and quality improvement", with the support of the front-loaded macroeconomic policies, scaled-up breakthroughs in new quality productive forces, and stronger-than-expected external demand. This demonstrated the economy's strong resilience and vitality. In the first half of the year, China's gross domestic product reached RMB69.57 trillion, representing a year-on-year increase of 4.7%.

Jointly driven by the accelerated expansion of new quality productive forces, the continuous iterative upgrading of industrial structures, and momentum from regional synergy, China's economic transformation and upgrading have achieved great breakthroughs, leading to a faster and more efficient transition from old to new growth drivers. New growth drivers, represented by high-tech manufacturing, digital product manufacturing, artificial intelligence, and intelligent equipment, have become the core engine driving industrial growth. In particular, the added value of industrial enterprises above designated size in high-tech manufacturing and digital product manufacturing grew by 13.3% and 12.3%, respectively. The balance of payments demonstrated remarkable resilience. Total imports and exports of goods in the first half of the year amounted to RMB25.47 trillion, a year-on-year increase of 16.9%, reaching a new record high for the same period. Meanwhile, the export structure continued to optimise toward higher value-added segments, with exports of high-tech products growing by 39%. High-end intelligence and green low-carbon have become the new hallmarks of "Made in China".

From the perspective of the development environment, externally, challenges persist, such as the intensified trend towards regionalisation and fragmentation of global supply chains, ongoing geopolitical conflicts, and rising trade protectionism. Domestically, structural challenges such as weak domestic demand remain. The foundation for economic recovery still needs to be consolidated, and efforts to resolve risks need to be further deepened. Despite these persistent short-term challenges, the fundamental long-term positive trajectory of the Chinese economy remains unchanged. With the precise implementation of more proactive and effective macroeconomic policies, coupled with the continued cultivation and expansion of new growth drivers, a solid foundation for high-quality development has been established, and the economy is on track to achieve its expected growth targets for the year.

Business Review

In the first half of 2026, the Group thoroughly implemented the requirements for high-quality development in the new era, adhered to the general principle of seeking progress while maintaining stability, and focused on the core operational priorities of "stabilising returns, promoting transformation, facilitating financing, unlocking existing assets, and strengthening management". By proactively addressing external challenges such as declining market interest rates and tightening regulatory oversight over local state-owned assets, the Group accelerated its strategic transformation toward new quality productive forces, while consolidating its fixed-income investment base. During the first half of the year, the Group achieved stable operations, with key financial metrics in line with the annual plan. Investments in fixed-income projects and the operations of the Wuhan Property effectively served as the "ballast stone" of the Group's business.

The Group's fixed-income investment business maintained stable operations, with an orderly pace of investment and exits. Despite adverse challenges posed by declining domestic market interest rates, the Group flexibly adjusted its business development strategy, adhering to the principle of balancing "risk prevention" and "incremental expansion", and precisely positioned its investments in the high-quality Yangtze River Delta economic belt corridors while optimising the timing of project funding and exits. As of 30 June 2026, the balance of the urbanisation fixed-income investment portfolio, net of impairment provision, amounted to approximately RMB3,053 million, generating income of approximately RMB130 million in the first half of the year, consistently providing stable cash flows to the Group.

On the operations front of the Wuhan Property, amid sustained pressure on the commercial and office market, the project team adopted a market-oriented competitive approach, optimising leasing strategies and operational management, thereby maintaining stable occupancy rates for office and commercial properties. Alongside the project's stable operations, the Group successfully refinanced its operating property loans, securing longer loan tenors and more favorable interest rates, which effectively reduced the project's financial cost and enhanced operational efficiency.

In terms of strategic transformation, the Group continued to strengthen project sourcing, industry research and investment due diligence during the first half of the year. At the same time, the Group continued to enhance its investment capabilities, leveraging the resources of its substantial shareholders and closely tracking market developments to proactively seek minority equity investment opportunities in quality projects. Through extensive sourcing, ongoing screening and repeated evaluation, the Company has gained a clearer understanding of its key industry focus areas, target investment profiles and investment boundaries, while the breadth and depth of its project pipeline have been further enhanced, laying a foundation for achieving substantive breakthroughs in its subsequent strategic transformation.

Looking ahead, while continuously reinforcing its baseline risk control approach, the Group will explore innovative business models in a complex external environment. Closely aligning with the national strategic emerging industry plan, the Group will enhance synergies with shareholder resources, and adopt the dual strategy of optimising existing assets and pursuing new investments. Upholding the principles of market-oriented and professional operation, we will build a sustainable value creation system, to deliver long-term stable returns for shareholders.

Others

Material acquisitions and disposals of subsidiaries, associates and joint ventures

Save as disclosed in the section on financial position in the financial review/abstracts, the Group did not have any material acquisitions and disposals of subsidiaries, associates and joint ventures during the Reporting Period.

Significant investments held and future plan for material investments or capital assets

Save as disclosed in the section on financial position in the financial review/abstracts, the Group did not hold any significant investments during the Reporting Period and had no plans for material investment or capital assets as at the end of the Reporting Period.

Foreign exchange exposure

The Group's exposure to the risk of changes in foreign exchange rates relates primarily to its foreign currency cash and bank balances, financial instruments at fair value through profit or loss.

Treasury policies

The Group has adopted a prudent financial management approach towards its treasury policies and thus maintained a healthy liquidity position during the Reporting Period. The Board closely monitors the Group's liquidity position to ensure that the liquidity structure of the Group's assets, liabilities and other commitments can meet its funding requirements from time to time. Surplus cash will be invested appropriately so that the Group's cash requirements for the Group's strategy or direction from time to time can be met.

Pledge of assets

During the Reporting Period, the Group pledged its investment property to secure the bank borrowings.

Contingent liabilities

As at 30 June 2026, the Group did not have any significant contingent liabilities.

b) Details of important events affecting the Group which have occurred since the end of the Reporting Period:

After the end of the Reporting Period and up to the date of this interim report, there was no significant event occurred within the Group.

c) Business prospects and outlook:

In the second half of the year, the Group will continue to place equal emphasis on "risk prevention" and "incremental expansion", adhere to a goal-oriented approach and consolidate its core business base. The Group will intensify model innovation in its fixed-income business, flexibly adjust investment models and structures, maintain stable project returns and achieve steady cash flow generation. In the operation of its Wuhan Property, the Group will continue to explore customer resources through multiple channels, carry out targeted tenant sourcing and customised services, and maintain stable occupancy rates and revenue. In terms of business strategy, the Group will focus on new quality productive forces, including semiconductors, high-end manufacturing and artificial intelligence, to deepen its industrial footprint. The Group will make every effort to accelerate the progress of key projects, while leveraging shareholder support to broaden its pipeline of minority equity investments, striving for substantive breakthroughs in its strategic transformation.

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

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares, if any) during the Reporting Period. As at 30 June 2026, the Company did not hold any treasury shares.

SECURITIES INTERESTS OF DIRECTORS AND CHIEF EXECUTIVE

As at 30 June 2026, none of the Directors or the chief executive of the Company had any interests or short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "**SFO**")), which were required (a) to be notified to the Company and the HKEx pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which were taken or deemed to have been taken under such provisions of the SFO); or (b) pursuant to section 352 of the SFO to be entered in the register referred to therein; or (c) to be notified to the Company and the HKEx pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 to the Rules Governing the Listing of Securities on the HKEx (the "**Listing Rules**").

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS IN SECURITIES

As at 30 June 2026, to the best of the Directors' knowledge, the following persons who (other than a Director and the chief executive of the Company) or organisations which had or were deemed or taken to have an interest and/or a short position in the shares of the Company (the "**Shares**") or the underlying Shares, which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO or were required to be entered in the register kept by the Company pursuant to section 336 of the SFO:

Long Position in the Shares

Name of substantial shareholders	Capacity	Number of Shares held Direct interest	Corporate interest	Other interests	Total	Approximate percentage of the issued Shares
Xitong International[(1)]	Beneficial owner	2,917,000,000	–	–	2,917,000,000	29.99%
Wuxi Communications[(1)]	Interests of a controlled corporation	–	2,917,000,000	–	2,917,000,000	29.99%

Supplementary Information

Name of substantial shareholders	Capacity	Number of Shares held Direct interest	Corporate interest	Other interests	Total	Approximate percentage of the issued Shares
CDBIH[2]	Beneficial owner	2,430,921,071	–	–	2,430,921,071	24.99%
CDB Capital[2]	Interests of a controlled corporation	–	2,430,921,071	–	2,430,921,071	24.99%
China Development Bank ("**CDB**")[2]	Interests of a controlled corporation	–	2,430,921,071	–	2,430,921,071	24.99%
SREI	Beneficial owner	1,468,356,862	–	–	1,468,356,862	15.10%
Shi Jian ("**Mr. Shi**") [3]	Beneficial owner and interests of a controlled corporation	6,104,938	1,468,356,862	–	1,474,461,800	15.16%
Jia Yun Investment Limited ("**Jia Yun**")[4]	Person having a security interest in shares	–	–	1,027,849,803	1,027,849,803	10.57%
Jiabo Investment Limited ("**Jiabo**")[4]	Interests of a controlled corporation	–	1,027,849,803	–	1,027,849,803	10.57%
Jiashun (Holding) Investment Limited ("**Jiashun**")[4]	Interests of a controlled corporation	–	1,027,849,803	–	1,027,849,803	10.57%
Jiasheng (Holding) Investment Limited ("**Jiasheng**")[4]	Interests of a controlled corporation	–	1,027,849,803	–	1,027,849,803	10.57%
Jiaxin Investment (Shanghai) Co., Ltd. ("**Jiaxin**")[4]	Interests of a controlled corporation	–	1,027,849,803	–	1,027,849,803	10.57%
China Minsheng Jiaye Investment Co., Ltd. ("**China Minsheng Jiaye**")[4]	Interests of a controlled corporation	–	1,027,849,803	–	1,027,849,803	10.57%
China Minsheng Investment Corp., Ltd. ("**China Minsheng**")[4]	Interests of a controlled corporation	–	1,027,849,803	–	1,027,849,803	10.57%

Notes:

(1) Xitong International is a wholly-owned subsidiary of Wuxi Communications. Wuxi Communications is, therefore, deemed under Part XV of the SFO to be interested in the 2,917,000,000 Shares held by Xitong International.

(2) CDBIH is a wholly-owned subsidiary of CDB Capital and CDB Capital, in turn, is wholly owned by CDB. Both CDB and CDB Capital are, therefore, deemed under Part XV of the SFO to be interested in the 2,430,921,071 Shares held by CDBIH.

(3) Pursuant to Part XV of the SFO, Mr. Shi is deemed interested in a total of 1,474,461,800 Shares for the following reasons: (i) Mr. Shi holds 6,104,938 Shares directly; and (ii) Mr. Shi is deemed interested in 1,468,356,862 Shares held by SREI by virtue of the fact that he and his wife, Ms. Si Xiao Dong together beneficially own 81% of the issued share capital of SREI as controlling shareholders. On 4 March 2022, the Company confirmed with Mr. Shi that all 6,104,938 Shares held directly by him had been sold.

(4) Jia Yun acquired the security interests of 1,027,849,803 Shares from SREI on 28 December 2017. As of 30 June 2026, based on the public information available to the Company, Jia Yun is a wholly-owned subsidiary of Jiabo, which in turn, is a wholly-owned subsidiary of Jiashun. Jiashun is a wholly-owned subsidiary of Jiasheng and Jiasheng is in turn a wholly-owned subsidiary of Jiaxin. Jiaxin is a wholly-owned subsidiary of China Minsheng Jiaye, which in turn, is 67.26% owned by China Minsheng. All of Jiabo, Jiashun, Jiasheng, Jiaxin, China Minsheng Jiaye and China Minsheng are, therefore, deemed under Part XV of the SFO to be interested in the 1,027,849,803 pledged Shares held by Jia Yun.

Save as disclosed above, the Directors are not aware of any other person who (other than a Director or the chief executive of the Company) or organisation which, as at 30 June 2026, had an interest and/or short position in the Shares or underlying Shares, which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO or were required to be entered in the register kept by the Company pursuant to section 336 of the SFO.

CHANGE IN INFORMATION OF DIRECTORS

The changes in Directors' information since the date of the 2025 annual report of the Company, which are required to be disclosed in this interim report pursuant to Rule 13.51B(1) of the Listing Rules, are set out below:

1. Mr. Wang Yi retired as a non-executive Director (the "**NED**"), with effect from 25 June 2026.

2. Mr. Hu Zhiwei has been appointed as a NED with effect from 25 June 2026.

3. Mr. Lo Wai Hung ceased to be an independent non-executive director, the chairman of audit committee and the nomination committee and a member of the remuneration committee and the risk management committee of 5100 Xizang Glacier Company Limited (formerly known as Tibet Water Resources Ltd.) (stock code: 1115) with effect from 26 June 2026.

MOVEMENTS IN SECURITIES

There was no movement in securities of the Company during the Reporting Period. As at 30 June 2026, the total number of the issued Shares was 9,726,246,417.

CORPORATE GOVERNANCE

During the Reporting Period, the Company has complied with the code provisions set out in the Corporate Governance Code contained in Part 2 of Appendix C1 to the Listing Rules.

EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2026, there were 89 (2025: 94) employees in the Group. During the Reporting Period, remuneration of employees amounted to approximately RMB26.94 million (2025: RMB29.59 million). Staff remuneration is determined with reference to market conditions and the performance of the relevant individuals and is subject to review from time to time. The Group also provides other staff benefits including medical insurance, and grants discretionary incentive bonuses to eligible staff based on their performance and contributions to the Group. The Group also provides and arranges on-the-job training for its employees.

DIRECTORS' COMPLIANCE WITH THE CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as its code of conduct for dealings in securities of the Company by the Directors. Specific enquiries had been made by the Company to all the Directors who have confirmed that they had complied with the required standard as set out in the Model Code during the Reporting Period.

INTERIM DIVIDEND AND CLOSURE OF REGISTER OF MEMBERS

The Board has declared an interim dividend of HK$0.0019 (2025: HK$0.0016) per Share for the Reporting Period payable to the shareholders whose names appear on the register of members of the Company (the "**Register of Members**") at the close of business on Monday, 7 September 2026, being the record date for determining shareholders' entitlement to the interim dividend. The Register of Members will be closed from Friday, 4 September 2026 to Monday, 7 September 2026, both days inclusive, during which period no transfer of Shares will be registered. To qualify for the interim dividend, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's Hong Kong branch share registrar, Tricor Investor Services Limited at 17th Floor, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 p.m. on Thursday, 3 September 2026. The relevant dividend warrants will be dispatched to shareholders on Wednesday, 23 September 2026.

FINANCIAL ASSISTANCE AND GUARANTEE TO AFFILIATED COMPANIES

Pursuant to Rule 13.22 of the Listing Rules, a pro forma combined balance sheet of affiliated companies with financial assistance from the Group and the Group's attributable interest in those affiliated companies as at 30 June 2026 is as follows:

	Pro forma combined balance sheet	**Group's attributable interest**
	RMB'000	RMB'000
Non-current assets	936,048	468,016
Current assets	1,190,396	586,867
Current liabilities	(1,331,365)	(658,472)
Non-current liabilities	(431,527)	(215,764)
Total	363,552	180,647

Supplementary Information

The pro forma combined balance sheet of the affiliated companies is prepared by combining their balance sheets, after making adjustments to conform with the Group's significant accounting policies and re-grouping into significant classifications in the balance sheet as at 30 June 2026.

AUDIT COMMITTEE

The audit committee of the Board (the "**Audit Committee**") has reviewed the accounting principles and standards adopted by the Group, and has discussed and reviewed the internal control and reporting matters.

The unaudited condensed consolidated financial statements of the Group for the Reporting Period and this interim report have been reviewed by the Audit Committee. In addition, Rongcheng (Hong Kong) CPA Limited ("**Rongcheng**"), the Group's independent auditor, has reviewed the unaudited interim condensed consolidated financial information of the Group for the Reporting Period in accordance with International Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* issued by the International Auditing and Assurance Standards Board. The report on review of interim condensed consolidated financial information by Rongcheng is set out in this interim report.

APPRECIATION STATEMENT

It is the Board's privilege to express our gratitude to our strategic investors and shareholders for their trust and support and to offer our heartfelt thanks to all Directors, executives and staff members in the Group for their team spirit and loyalty.