# PAN HONG HOLDINGS GROUP LIMITED

(Incorporated in Bermuda on 20 December 2005)
(Co. Reg. No: 37749)

## FINANCIAL STATEMENT AND DIVIDEND ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026

## PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF HALF-YEAR RESULTS

### 1(a) An income statement and statement of comprehensive income, for the group together with a comparative statement for the corresponding period of the immediately preceding financial year.

### CONDENSED INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

| RMB'000 | Group | | |
|---|---|---|---|
| | 6 months ended 30 September 2026 | 6 months ended 30 September 2025 | Increase/ (Decrease) |
| | (Unaudited) | (Unaudited) | |
| Revenue | 44,892 | 132,633 | (66.2%) |
| Cost of Sales | (37,270) | (103,136) | (63.9%) |
| **Gross profit** | **7,622** | **29,497** | (74.2%) |
| Other income and other gains and losses | 1,445 | 2,527 | (42.8%) |
| Selling and distribution expenses | (5,416) | (6,111) | (11.4%) |
| Administrative expenses | (8,590) | (8,658) | (0.8%) |
| **Operating (loss)/profit** | **(4,939)** | **17,255** | (128.6%) |
| Finance costs | (1,922) | (2,052) | (6.3%) |
| **(Loss)/profit before income tax** | **(6,861)** | **15,203** | (145.1%) |
| Income tax (expenses)/credit | (652) | 61 | (1,168.9%) |
| **(Loss)/profit for the period** | **(7,513)** | **15,264** | (149.2%) |
| **Other comprehensive income, net of tax** | | | |
| **Item that may be reclassified subsequently to profit or loss:** | | | |
| Exchange differences on translation of financial statements of foreign operations | 266 | 28 | 850.0% |
| **Other comprehensive income for the period** | **266** | **28** | 850.0% |
| **Total comprehensive income for the period** | **(7,247)** | **15,292** | (147.4%) |
| **(Loss)/profit for the period attributable to:** | | | |
| Owners of the Company | (6,163) | 15,295 | (140.3%) |
| Non-controlling interests | (1,350) | (31) | 4,254.8% |
| | **(7,513)** | **15,264** | (149.2%) |
| **Total comprehensive income attributable to:** | | | |
| Owners of the Company | (5,897) | 15,323 | (138.5%) |
| Non-controlling interests | (1,350) | (31) | 4,254.8% |
| | **(7,247)** | **15,292** | (147.4%) |
| **(Loss)/earnings per share for (loss)/profit attributable to the owners of the Company during the period (in RMB cents):** | | | |
| - Basic and diluted | (1.20) | 2.99 | (140.3%) |

**1(b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year.**

| | Group | | Company | |
|---|---|---|---|---|
| RMB'000 | 30 September 2026 (Unaudited) | 31 March 2026 (Audited) | 30 September 2026 (Unaudited) | 31 March 2026 (Audited) |
| **ASSETS AND LIABILITIES** | | | | |
| **Non-current assets** | | | | |
| Property, plant and equipment | 35,685 | 36,964 | - | - |
| Investment properties | 23,904 | 28,285 | - | - |
| Investments in subsidiaries | - | - | 278,608 | 278,608 |
| Financial asset at fair value through other comprehensive income | 20,290 | 20,290 | 12,223 | 12,223 |
| | **79,879** | **85,539** | **290,831** | **290,831** |
| **Current assets** | | | | |
| Properties held under development | 750,161 | 731,377 | - | - |
| Properties held for sale | 542,311 | 582,467 | - | - |
| Contract cost assets | 2,149 | 2,496 | - | - |
| Prepayments and other receivables | 42,556 | 42,953 | 231 | 231 |
| Amounts due from subsidiaries | - | - | 365,746 | 365,746 |
| Tax recoverable | 8,821 | 9,737 | - | - |
| Cash and bank balances | 17,373 | 13,617 | 153 | 154 |
| | **1,363,371** | **1,382,647** | **366,130** | **366,131** |
| **Current liabilities** | | | | |
| Accruals and other payables | 360,306 | 373,630 | 727 | 274 |
| Contract liabilities | 74,336 | 82,185 | - | - |
| Current tax liabilities | 4,147 | 10,578 | - | - |
| Amounts due to related parties | 108,327 | 95,036 | 345,837 | 344,784 |
| Bank and other loans | 76,100 | 79,500 | - | - |
| | **623,216** | **640,929** | **346,564** | **345,058** |
| **Net current assets** | **740,155** | **741,718** | **19,566** | **21,073** |
| **Total assets less current liabilities** | **820,034** | **827,257** | **310,397** | **311,904** |
| **Non-current liabilities** | | | | |
| Bank and other loans | 26,555 | 26,555 | - | - |
| Deferred tax liabilities | 583 | 559 | - | - |
| | **27,138** | **27,114** | **-** | **-** |
| **Net assets** | **792,896** | **800,143** | **310,397** | **311,904** |
| **EQUITY** | | | | |
| **Equity attributable to the owners of the Company** | | | | |
| Share capital | 52,241 | 52,241 | 52,241 | 52,241 |
| Reserves | 725,159 | 731,056 | 258,156 | 259,663 |
| | **777,400** | **783,297** | **310,397** | **311,904** |
| **Non-controlling interests** | 15,496 | 16,846 | - | - |
| **Total equity** | **792,896** | **800,143** | **310,397** | **311,904** |

**1(b)(ii) In relation to the aggregate amount of group's borrowings and debt securities, specify as at the end of the current financial period reported on with comparative figures as at the end of the immediately preceding financial year:**

**Amount repayable in one year or less, or on demand**

| As at 30/09/2026 | | As at 31/03/2026 | |
|---|---|---|---|
| Secured | Unsecured | Secured | Unsecured |
| RMB'000 | RMB'000 | RMB'000 | RMB'000 |
| 40,500 | 35,600 | 44,500 | 35,000 |

**Amount repayable after one year**

| As at 30/09/2026 | | As at 31/03/2026 | |
|---|---|---|---|
| Secured | Unsecured | Secured | Unsecured |
| RMB'000 | RMB'000 | RMB'000 | RMB'000 |
| - | 26,555 | - | 26,555 |

**Details of any collateral**

Bank and other loans of approximately RMB40,500,000 were secured by the Group's properties held for sale as at 30 September 2026.

**1(c) A statement of cash flow (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.**

## CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

| RMB'000 | Group | |
|---|---|---|
| | 6 months ended 30 September 2026 | 6 months ended 30 September 2025 |
| | **(Unaudited)** | **(Unaudited)** |
| **Cash flows from operating activities** | | |
| (Loss)/profit before income tax | (6,861) | 15,203 |
| Adjustments for: | | |
| Interest income | (4) | (178) |
| Interest expense | 1,922 | 2,052 |
| Written down of properties held for sale | 2,221 | - |
| Depreciation of property, plant and equipment | 2,423 | 2,363 |
| Gain on disposal of financial assets at fair value through profit and loss | - | (7) |
| **Operating (loss)/profit before working capital changes** | **(299)** | **19,433** |
| Decrease in properties held under development and properties held for sale | 19,151 | 104,123 |
| Decrease in accounts and other receivables and prepayments | 397 | 11,671 |
| Decrease in contract cost assets | 347 | 3,623 |
| Decrease in financial assets at fair value through profit and loss | - | 59 |
| Decrease in accounts and other payables, accruals and contract liabilities | (21,938) | (103,743) |
| **Cash (used in)/generated from operations** | **(2,342)** | **35,166** |
| Interest received | 4 | 178 |
| Income taxes paid | (6,124) | (56,492) |
| **Net cash used in operating activities** | **(8,462)** | **(21,148)** |
| | | |
| **Cash flows from investing activities** | | |
| Purchases of property, plant and equipment | (1,295) | (8) |
| Proceeds received from disposal of investment properties | 4,381 | - |
| **Net cash generated from/(used in) investing activities** | **3,086** | **(8)** |
| | | |
| **Cash flows from financing activities** | | |
| Advances from related parties | 14,116 | 25,000 |
| Repayments to related parties | (700) | - |
| Proceeds from new borrowings | 20,200 | 20,000 |
| Repayments of borrowings | (23,600) | (35,021) |
| Interest paid | (1,157) | (2,052) |
| **Net cash generated from financing activities** | **8,859** | **7,927** |
| | | |
| **Net increase/(decrease) in cash and cash equivalents** | 3,483 | (13,229) |
| **Effect of foreign exchange difference** | 273 | 18 |
| **Cash and cash equivalents at beginning of the period** | 13,617 | 29,469 |
| **Cash and cash equivalents at end of the period (note)** | **17,373** | **16,258** |

## 1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.

### CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY

| | Equity attributable to equity holders of the Company | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Group** | **Share capital** | **Treasury shares** | **Merger reserve** | **Statutory reserve** | **Capital reserve** | **Fair value through other comprehensive income reserve** | **Other reserve** | **Exchange reserve** | **Retained earnings** | **Total** | **Non-Controlling interests** | **Total equity** |
| | **RMB'000** | **RMB'000** | **RMB'000** | **RMB'000** | **RMB'000** | **RMB'000** | **RMB'000** | **RMB'000** | **RMB'000** | **RMB'000** | **RMB'000** | **RMB'000** |
| **At 1 April 2025 (audited)** | 52,241 | (12,817) | (2,243) | 98,373 | 3,838 | (9,778) | 85,452 | (11,269) | 835,715 | **1,039,512** | 23,692 | **1,063,204** |
| Profit/(loss) for the period | - | - | - | - | - | - | - | - | 15,295 | **15,295** | (31) | **15,264** |
| **Other comprehensive income** | | | | | | | | | | | | |
| Exchange differences on translation of financial statements of foreign operations | - | - | - | - | - | - | - | 28 | - | **28** | - | **28** |
| **Total comprehensive income for the period** | - | - | - | - | - | - | - | 28 | 15,295 | **15,323** | (31) | **15,292** |
| **At 30 September 2025 (unaudited)** | 52,241 | (12,817) | (2,243) | 98,373 | 3,838 | (9,778) | 85,452 | (11,241) | 851,010 | **1,054,835** | 23,661 | **1,078,496** |
| **At 1 April 2026 (audited)** | 52,241 | (12,817) | (2,243) | 98,373 | 3,838 | (11,058) | 85,452 | (11,021) | 580,532 | **783,297** | 16,846 | **800,143** |
| Loss for the period | - | - | - | - | - | - | - | - | (6,163) | **(6,163)** | (1,350) | **(7,513)** |
| **Other comprehensive income** | | | | | | | | | | | | |
| Exchange differences on translation of financial statements of foreign operations | - | - | - | - | - | - | - | 266 | - | **266** | - | **266** |
| **Total comprehensive income for the period** | - | - | - | - | - | - | - | 266 | (6,163) | **(5,897)** | (1,350) | **(7,247)** |
| Deregistration of a subsidiary | - | - | - | (5,471) | - | - | - | - | 5,471 | - | - | - |
| **At 30 September 2026 (unaudited)** | 52,241 | (12,817) | (2,243) | 92,902 | 3,838 | (11,058) | 85,452 | (10,755) | 579,840 | **777,400** | 15,496 | **792,896** |

| **Company** | **Share capital** | **Treasury shares** | **Contributed surplus** | **Fair value through other comprehensive income reserve** | **Retained earnings** | **Total** |
|---|---|---|---|---|---|---|
| | **RMB'000** | **RMB'000** | **RMB'000** | **RMB'000** | **RMB'000** | **RMB'000** |
| **At 1 April 2025 (audited)** | 52,241 | (12,817) | 59,579 | (4,806) | 221,040 | 315,237 |
| Loss for the period | - | - | - | - | (1,286) | (1,286) |
| **At 30 September 2025 (unaudited)** | 52,241 | (12,817) | 59,579 | (4,806) | 219,754 | 313,951 |
| **At 1 April 2026 (audited)** | 52,241 | (12,817) | 59,579 | (5,577) | 218,478 | 311,904 |
| Loss for the period | - | - | - | - | (1,507) | (1,507) |
| **At 30 September 2026 (unaudited)** | 52,241 | (12,817) | 59,579 | (5,577) | 216,971 | 310,397 |

## NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

### 1. Corporate information

Pan Hong Holdings Group Limited (the "**Company**") was incorporated in Bermuda under the laws of Bermuda on 20 December 2005 as an exempted company with limited liability. The Company's shares are listed on the Main Board of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**").

The registered office of the Company is located at Richmond House, 12 Par-la-Ville Road, Hamilton, HM 08, Bermuda. The principal place of business of the Company is located at Room 1214, Tower B, Hunghom Commercial Centre, 37-39 Ma Tau Wai Road, Hunghom, Hong Kong. The Company does not have a place of business in Singapore as at the date of this report.

The principal activity of the Company is investment holding. The principal activities of the subsidiaries are those relating to investment holding and property development.

### 2. Basis of preparation

The condensed interim financial statements for the six months ended 30 September 2026 have been prepared in accordance with IAS 34 Interim Financial Reporting. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last annual financial statements for the year ended 31 March 2026.

Save for the adoption of new and amended standards as set out in Note 2.1, the accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with International Financial Reporting Standards ("**IFRSs**").

The condensed interim financial statements are presented in Renminbi (RMB) which is the Company's functional currency and all values are rounded to the nearest thousand (RMB'000), except when otherwise indicated.

### 2.1 New and amended standards adopted by the Group

None of these new IFRSs has a material impact on the Group's results and financial position for the current or prior period.

### 2.2 Use of judgements and estimates

In preparing the condensed financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the financial year ended 31 March 2026.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

### 2.3 Going concern assumption

As per the announcement released by the Company on 30 October 2025 (the "**Announcement**"), the Group was not able to repay the outstanding bank loan of RMB25,500,000 which was due on 30 October 2025, and it constituted an event of default under relevant loan agreements. As at 30 September 2026, the balance of the outstanding principal is RMB21,500,000. As at the date of this announcement, the negotiation with the bank on the repayment plan of the remaining loan balance is ongoing.

Subsequently, the Company has released an announcement on 4 November 2025 on its response to queries raised by the SGX-ST with respect to the Announcement (the "**Response Announcement**").

As per the information set out in the Announcement and the Response Announcement, the board of directors ("**Board**") of the Company is of the view that the going concern assumption remains appropriate for the preparation of the condensed financial statements for the six months ended 30 September 2026. Nevertheless, the existence of material uncertainty which may cast significant doubt on the Group's ability to continue as a going concern, as disclosed in the Group's audited consolidated financial statements for the year ended 31 March 2026, remains.

**2.4 Fair value measurement for investment properties**

The Group engages a firm of independent qualified professional surveyors to assess the fair value of the Group's investment properties as at the end of each financial year. Such fair values are determined by the real estate valuation experts using recognised valuation techniques.

For valuations performed by external valuation experts, the appropriateness of the valuation methodologies and assumptions adopted are reviewed along with the appropriateness and reliability of the inputs (including those developed internally by the Group) used in the valuations.

In selecting the appropriate valuation models and inputs to be adopted for each valuation that uses significant non-observable inputs, external valuation experts are requested to calibrate the valuation models and inputs to actual market transactions that are relevant to the valuation if such information is reasonably available.

Significant changes in fair value measurements from period to period are evaluated for reasonableness. Key drivers of the changes are identified and assessed for reasonableness against relevant information from independent sources, or internal sources if necessary and appropriate.

For the unaudited half year results for the period ended 30 September 2026, the fair value of the Group's investment properties was based on the independent valuations as at 31 March 2026 and taking into account capitalised expenditure and leasing costs during the six-month period.

Management has assessed that the inputs and assumptions used by the valuers in the valuation techniques for their valuation as at 31 March 2026 remain appropriate and reflect the current market conditions of the People's Republic of China ("**PRC**") as at 30 September 2026.

An external valuation of the Group's investment properties will be performed as at the end of the financial year, in line with IFRS 13 Fair Value Measurement guidance.

**2.5 Net realisable value of properties held for sale and properties held under development**

Properties held for sale and properties held under development are stated at the lower of cost and net realisable value. Net realisable value is based on estimated selling prices less the estimated costs of completion and the estimated costs necessary to make the sale. Management reviews the carrying amounts of these properties at the end of each financial period to identify any potential write-down to net realisable value.

For properties held for sale, the net realisable value is determined by taking into account prevailing market conditions, recent selling price, and performance of comparable property projects.

For properties held under development, the net realisable value is determined by taking into account the appropriateness of the estimated average selling prices and projected construction costs along with the appropriateness and reliability of the data inputs (including but not limited to current market transaction prices and costs of building materials).

In selecting the appropriate pricing models and cost projections to be adopted for each project assessment that uses significant management assumptions, project managers are requested to calibrate the baseline selling prices and construction costs to actual localised market transactions and contracted project pipelines that are relevant to the development if such information is reasonably available.

Significant changes in net realisable value measurements from period to period are evaluated for reasonableness. Key drivers of the changes, such as unexpected shifts in building material costs, are identified and assessed for reasonableness against relevant industrial data from independent sources, or internal procurement records if necessary and appropriate.

Management has assessed that the inputs and assumptions used in the net realisable value estimation techniques for their assessment as at 30 September 2026, such as estimated selling price per square meter and remaining costs to completion, remain appropriate and reflect the current property market conditions of the PRC as at 30 September 2026.

**3. Seasonal operations**

As the Group is primarily engaged in property development business, revenue recognition is dependent on the launch of new projects and transfer of control of sold properties. Consequently, revenue and profit for the Group looking across periods will appear irregular.

**4. Segment information**

The Group is principally engaged in the business of property development in the PRC. For the financial periods presented, executive directors have determined that the Group has only one single component/reportable segment as the Group is only engaged in the business of sale and lease of properties which is the basis to allocate and assess the Group's performance.

The single operating segment is reported in a manner consistent with the internal reporting provided to the chief operating decision-makers. The chief operating decision-makers, who are responsible for allocating resources and assessing performance of the operating segment, have been identified as the executive directors that make strategic decisions.

The Group's revenue from external customers is derived from the PRC (country of domicile) and its non-current assets (other than deferred tax assets) are located in the PRC. There is no single customer that contributed to 10% or more of the Group's revenue for the six months ended 30 September 2026.

The geographical location of customers is based on the location at which the services were provided or the goods were delivered. The geographical location of the non-current assets is based on the physical location of the asset.

**5. Revenue, other income and other gains and losses**

| | Group | |
|---|---|---|
| | **1H2027** | 1H2026 |
| | **RMB'000** | RMB'000 |
| **Revenue** | | |
| Sale of properties held for sale | **44,892** | 132,633 |
| | | |
| **Other income and other gains and losses** | | |
| Exchange gain, net | **4** | 4 |
| Gain on disposal of financial assets at fair value through profit or loss | **-** | 7 |
| Reversal of over-provision of penalty expenses | **900** | - |
| Interest income | **4** | 178 |
| Rental income | **825** | 2,450 |
| Sundry expense | **(288)** | (112) |
| | **1,445** | 2,527 |

**6. (Loss)/profit before income tax**

| | Group | |
|---|---|---|
| | **1H2027** | 1H2026 |
| | **RMB'000** | RMB'000 |
| Depreciation of property, plant and equipment | **2,423** | 2,363 |
| Cost of properties held for sale recognised as expense including following expenses: | | |
| - Cost of properties held for sale sold | **35,009** | 103,114 |
| - Written down of properties held for sale, net | **2,221** | - |
| Short-term lease expenses | **154** | 224 |
| Employee costs, including directors' remuneration | | |
| - Wages and salaries | **3,637** | 3,603 |
| - Retirement benefit scheme contributions - defined contribution plans | **633** | 743 |
| Less: amount capitalised in properties held under development | **(8)** | - |
| | **4,262** | 4,346 |

**7. Income tax expense/(credit)**

| | | Group | |
|---|---|---|---|
| | Notes | **1H2027** **RMB'000** | 1H2026 RMB'000 |
| **Current tax – PRC** | | | |
| - Enterprise income tax ("**EIT**") | (a) | **-** | 8,900 |
| - Land appreciation tax ("**LAT**") | (b) | **652** | 3,411 |
| **Over-provision in respect of prior years – PRC** | | | |
| - LAT | | **-** | (12,372) |
| **Total income tax expense/(credit)** | | **652** | (61) |

Notes:

(a) EIT has been provided on the estimated assessable profits of subsidiaries operating in the PRC at 25% (1H2026: 25%).

Under the law of the PRC on EIT, corporate withholding income tax is levied on the foreign investor for the dividends distributed out of the profits generated by the foreign investment enterprises. The Group's applicable withholding income tax rate is 5% (1H2026: 5%).

(b) LAT is levied at progressive rates ranging from 30% to 60% on the appreciation of land value, being the proceeds from sales of properties less deductible expenditures including cost of land use rights, borrowing costs, and all property development expenditures. The tax is incurred upon transfer of property ownership. There are certain exemptions available for the sale of ordinary residential properties if the appreciation values do not exceed 20% of the total deductible items (as defined in the relevant PRC tax laws). Sales of commercial properties are not eligible for such an exemption.

**8. Dividends**

No final dividend was declared to the Shareholders for the year ended 31 March 2026.

The Board has resolved not to declare the payment of an interim dividend to the Shareholders for 1H2027 (1H2026: nil).

**9. Fair value measurement**

The following table presents financial assets and liabilities measured at fair value in the condensed consolidated statement of financial position in accordance with the fair value hierarchy. The hierarchy groups financial assets and liabilities into three levels based on the relative reliability of significant inputs used in measuring the fair value of these financial assets and liabilities. The fair value hierarchy has the following levels:

Level 1: quoted prices (unadjusted) in active markets for identical assets and liabilities;

Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and

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

The level in the fair value hierarchy within which the financial asset or liability is categorised in its entirety based on the lowest level of input that is significant to the fair value measurement.

| | **Level 1 RMB'000** | **Level 2 RMB'000** | **Level 3 RMB'000** | **Total RMB'000** |
|---|---|---|---|---|
| **As at 30 September 2026** | | | | |
| Financial asset at fair value through other comprehensive income | | | | |
| Unlisted equity investment | **-** | **-** | **20,290** | **20,290** |
| | | | | |
| **As at 31 March 2026** | | | | |
| Financial asset at fair value through other comprehensive income | | | | |
| Unlisted equity investment | - | - | 20,290 | 20,290 |

**10. (Loss)/earnings per share**

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

| | **Group** | |
|---|---|---|
| | **1H2027 RMB'000** | 1H2026 RMB'000 |
| **Current:** | | |
| (Loss)/earnings for the purpose of calculating basic (loss)/earnings per share ((loss)/profit for the period attributable to owners of the Company) | **(6,163)** | 15,295 |
| | | |
| **Number of shares** | | |
| Number of ordinary shares in issue during the period for the purpose of calculating basic (loss)/earnings per share | **512,311,024** | 512,311,024 |

The diluted (loss)/earnings per share is the same as the basic (loss)/earnings per share, as the Group has no dilutive potential shares during the current and prior periods.

**11. Prepayment and other receivables**

| | Note | Group 30/09/2026 RMB'000 | 31/03/2026 RMB'000 |
|---|---|---|---|
| Prepayments | | **546** | 1,122 |
| Other receivables | (a) | **42,010** | 41,831 |
| | | **42,556** | 42,953 |

Note:

(a) The balances include deposited funds for property maintenance and value-added tax recoverable, which were unsecured, non-interest bearing and repayable on demand.

**12. Amounts due to related parties**

| | Group 30/09/2026 RMB'000 | 31/03/2026 RMB'000 |
|---|---|---|
| **Amounts due to:** | | |
| - a related company | **10,187** | 8,956 |
| - related persons | **98,140** | 86,080 |
| | **108,327** | 95,036 |

Amounts due to related parties were unsecured, non-interest bearing and repayable on demand and to be settled in cash.

As at 30 September 2026 and 31 March 2026, amount due to a related company comprised balance due to Pan Hong Company Limited, in which Mr. Wong Lam Ping, the controlling shareholder of the Company, is the beneficial owner.

As at 30 September 2026 and 31 March 2026, amounts due to related persons comprised balance due to Mr. Wong Lam Ping, the controlling shareholder of the Company, and Mr. Wong Ching, an immediate family member of Mr. Wong Lam Ping.

**13. Bank and other loans**

The analysis of the carrying amount of the bank and other loans is as follows:

| | Note | Group 30/09/2026 RMB'000 | 31/03/2026 RMB'000 |
|---|---|---|---|
| **Current:** | | | |
| Portion of other loans due for repayment within one year | | **35,600** | 35,000 |
| Portion of bank loans due for repayment within one year or that become immediately repayable due to event of default | (a) | **40,500** | 44,500 |
| **Non-current:** | | | |
| Portion of other loans due for repayment after one year | | **26,555** | 26,555 |
| **Total bank and other loans** | | **102,655** | 106,055 |

Note:

(a) As at 30 September 2026, the Group was not able to repay loan principal relating to a bank loan with an aggregate outstanding amount of approximately RMB21,500,000 that become immediately repayable due to this event of default, and it may result in cross-defaults of other bank loans due to a third party bank (the "**Third-party Bank**") with aggregate outstanding amount of RMB19,000,000.

As at 30 September 2026, the negotiation with the bank on the repayment plan for the outstanding loan principal of RMB21,500,000 is ongoing.

The Third-party Bank did not assert any crystallisation of their rights arising from a cross-default, and should the Third-party Bank do so, any such assertion and enforcement of their rights will be subject to the PRC Court's judgement.

**14. Share capital**

Movement of share capital of the Company is summarised below:

| | Number of shares | RMB'000 |
|---|---|---|
| **Authorised:** | | |
| Ordinary shares | | |
| As at 1 April 2025 and 30 September 2025, 1 April 2026 and 30 September 2026 | **5,100,000,000** | **517,374** |
| **Issued and fully paid:** | | |
| Ordinary shares | | |
| As at 1 April 2025 and 30 September 2025, 1 April 2026 and 30 September 2026 | **518,855,024** | **52,241** |

**Ordinary shares**

Fully paid ordinary shares carry one vote per share. The holders of ordinary shares are entitled to receive dividends as and when declared by the Company.

**Treasury shares**

Pursuant to the resolutions approved by the shareholders at the special general meeting held on 22 July 2009, for the proposal of (i) amendments to the Bye-laws of the Company; and (ii) adoption of Share Purchase Mandate, the details of which were set out in the Company's circular dated 29 June 2009, to rationalise the Company the flexibility to undertake share purchase at any time, subject to market conditions, during the validity period of the Share Purchase Mandate. The directors believed that the Share Purchase Mandate provided the Company with a mechanism to facilitate the return of any surplus cash in excess of the Group's working capital requirements in an expedient and cost-efficient manner.

Details of treasury shares of the Company are summarised as below:

| | Number of shares | RMB'000 |
|---|---|---|
| As at 1 April 2025 and 30 September 2025, 1 April 2026 and 30 September 2026 | **6,544,000** | **12,817** |

**15. Related party transactions**

In addition to the transactions and balances disclosed elsewhere in these condensed interim financial statements, the Group had the following material related party transactions:

| | | Group | |
|---|---|---|---|
| | Notes | **1H2027 RMB'000** | 1H2026 RMB'000 |
| Car park rental expense charged by | | | |
| - Spouse of Mr. Wong Lam Ping | (a) | **27** | 28 |
| Rental income charged to | | | |
| - A related company | (b) | **164** | 166 |
| Interest expense charged by | | | |
| - A related company | (c) | **149** | 149 |

Notes:

(a) During the six months period ended 30 September 2026 and 30 September 2025, Ms. Chan Heung Ling ("**Ms. Chan**"), the spouse of Mr. Wong Lam Ping, entered into an agreement of car park rental for HKD60,000 per year.

(b) Mr. Wong Lam Ping and Ms. Chan have beneficial interests in the related company.

(c) During the year ended 31 March 2025, for the purpose of obtaining external financing, the Group entered into an arrangement with a bank in the PRC (the "**Bank**"), where the Group shall provide part of its properties held for sale with net carrying amount of RMB9,094,000 as collateral (the "**Collateral**") for a bank loan of RMB8,500,000 advanced by the Bank to Huzhou Yuchang Trading Co., Ltd. ("**Yuchang**"), a related company which is wholly owned by Mr. Wong Sum. After obtaining the loan from the Bank, Yuchang advanced an unsecured interest-bearing loan of RMB8,500,000 to the Group with an interest rate of 3.5% per annum (the "**Yuchang Loan**"). As at 30 September 2026 and 31 March 2026, the balance of Yuchang Loan payable is RMB8,500,000.

As a risk mitigation measure in connection with the Collateral provided by the Group, the Group has also entered into a counter-guarantee arrangement with Mr. Wong Ching (an immediate family member of Mr. Wong Sum), in the unforeseen event that the Collateral is being detained or disposed of by the Bank, the Group shall have the rights to recover its losses by offsetting the amount due to Mr. Wong Ching (Note 12), up to a maximum limit of RMB15,000,000.

**1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, subdivision, consolidation, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.**

**SHARE CAPITAL**

| Date | Particulars | Number of shares | | | Amount | | |
|---|---|---|---|---|---|---|---|
| | | Authorised | Issued | Treasury share | Authorised share capital RMB'000 | Issued share capital RMB'000 | Treasury share RMB'000 |
| 01 April 2026 and 30 September 2026 | Balance at beginning and end of the period | 5,100,000,000 | 518,855,024 | (6,544,000) | 517,374 | 52,241 | (12,817) |

**1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.**

The total number of issued ordinary shares as at 30 September 2026 was 518,855,024 (31 March 2026: 518,855,024), of which 6,544,000 (31 March 2026: 6,544,000) were held by the Company as treasury shares.

**1(d)(iv) A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

NIL

**1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current period reported on.**

NIL

**2. Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed by the Company's auditors.

**3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter).**

Not applicable.

**3(A). Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:-**

**(a) Updates on the efforts taken to resolve each outstanding audit issue.**
**(b) Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.**

**This is not required for any audit issue that is a material uncertainty relating to going concern.**

Not applicable.

**4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.**

The Group had applied the same accounting policies and methods of computation in the financial statements for the current reporting period as in those of the audited financial statement for the year ended 31 March 2026, except for the adoption of new and revised International Financial Reporting Standards ("**IFRSs**") applicable for the financial period beginning on 1 April 2026. The adoption of these IFRSs has no material impact on the Group's and the Company's financial statements.

**5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

The Group has adopted the new and revised IFRSs which became effective for financial periods beginning on 1 April 2026. The adoption of these new and amended IFRSs did not give rise to significant change to the financial statements.

**6. Earning per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends:-**

**(a) Based on the weighted average number of ordinary shares on issue; and**
**(b) On a fully diluted basis (detailing any adjustments made to the earnings).**

| | Group | |
|---|---|---|
| | 6 months ended 30 September 2026 | 6 months ended 30 September 2025 |
| | (Unaudited) | (Unaudited) |
| (Loss)/earnings per ordinary share (in RMB cents) for (loss)/profit attributable to the owners of the Company during the period: | | |
| - Basic and Diluted | (1.20) | 2.99 |

For significant factors that affected the revenue, costs, and earnings of the Group for the current financial period, please refer to Paragraph 8.

Note:
The calculation of basic (loss)/earnings per share was based on the (loss)/earnings attributable to equity holders of the Company of approximately RMB6,163,000 for the six months ended 30 September 2026 (six months ended 30 September 2025: profit of RMB15,295,000) divided by weighted average of 512,311,024 ordinary shares (excluding treasury shares) (six months ended 30 September 2025: the weighted average of 512,311,024) during the period.

Diluted (loss)/earnings per share for the six months ended 30 September 2026 is the same as the basic (loss)/earnings per share as there is no dilutive potential share (six months ended 30 September 2025: Nil).

**7. Net asset value (for the issuer and group) per ordinary share based on of the total number of issued shares excluding treasury shares of the issuer at the end of the:-**
**(a) current financial period reported on; and**
**(b) immediately preceding financial year.**

| | Group | | Company | |
|---|---|---|---|---|
| | 30 September 2026 | 31 March 2026 | 30 September 2026 | 31 March 2026 |
| Net asset value per ordinary share (in RMB cents) | **154.77** | **156.18** | **60.59** | **60.88** |

Notes:

(1) The number of ordinary shares of the Company as at 30 September 2026 was 512,311,024 (excluding treasury shares) (31 March 2026: 512,311,024).

(2) For information purposes, the net asset value attributable to the Company's owners of the Group (excluding non-controlling interests) as at 30 September 2026 was RMB151.74 cents (31 March 2026: RMB152.89 cents).

**8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:-**

**(a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**
**(b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period report on.**

**(a) REVIEW OF FINANCIAL RESULTS FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2026 ("1H2027") COMPARED TO THE PREVIOUS CORRESPONDING SIX MONTHS ENDED 30 SEPTEMBER 2025 ("1H2026")**

**Revenue**

| | Group | |
|---|---|---|
| | 6 months ended 30 September 2026 | 6 months ended 30 September 2025 |
| **Revenue (RMB'000)** | **(Unaudited)** | **(Unaudited)** |
| Residential | 44,120 | 129,948 |
| Commercial and others | 772 | 2,685 |
| | 44,892 | 132,633 |

The Group's revenue in 1H2027 was RMB44.9 million compared to RMB132.6 million in 1H2026, a decrease of RMB87.7 million.

The revenue in 1H2027 and 1H2026 was primarily derived from transfer of control of residential units of Run Hong Yuan (润泓园) and Run Ze Yuan (润泽园) to buyers in the period. The decrease was mainly due to fewer number of the transfer of control of property units in 1H2027 than in 1H2026.

As the Group is primarily engaged in the property development business, revenue recognition is dependent on the launch of new projects and transfer of control of sold properties. Consequently, revenue and profit for the Group looking across periods will appear irregular.

**Cost of Sales and Gross Profit Margin**

In line with the decrease in revenue, cost of sales decreased from RMB103.1 million in 1H2026 to RMB37.3 million in 1H2027. As the Group has written down a portion of its properties held for sale to their net realisable values in addition to the actual cost of sales recognised for sold properties for RMB2.2 million in 1H2027, accordingly, gross profit decreased from RMB29.5 million in 1H2026 to RMB7.6 million in 1H2027.

Gross profit margin decreased from 22.2% in 1H2026 to 17.0% in 1H2027 as a result of lower selling price and above-mentioned written down of properties held for sale.

**Other Income and Other Gains and Losses**

Other income and other gains and losses decreased from RMB2.5 million in 1H2026 to RMB1.4 million in 1H2027, mainly due to a decrease in rental income pursuant to disposal of certain investment properties during the year ended 31 March 2026 and decrease in interest income.

In addition, the Group has reversed an over-provision of penalty expense of RMB0.9 million pursuant to execution of mediation agreement with the Tongji Architectural Design (Group) Co., Ltd. Details could be referred to “Progress update of Shanwei project” included in item 10 of this announcement.

**Selling and Distribution Expenses**

Selling and distribution expenses decreased by 11.4% from RMB6.1 million in 1H2026 to RMB5.4 million in 1H2027. The lower selling expenses in 1H2027 was mainly due to the net effect of a lower amount of incremental costs expensed for obtaining sales contracts of the property units in 1H2027 than in 1H2026 and increased marketing and advertising expenses incurred to stimulate sales.

**Administrative Expenses**

Administrative expenses decreased by 0.8% from RMB8.7 million in 1H2026 to RMB8.6 million in 1H2027, mainly due to tightened cost control measures.

**Finance Costs**

Finance costs decreased by 6.3% from RMB2.1 million in 1H2026 to RMB1.9 million in 1H2027, mainly due to the effect of net repayment of bank and other loans during the period.

**Income Tax Expenses**

Income tax expense increased from a credit of RMB61,000 in 1H2026 to an expense of RMB0.7 million in 1H2027. This was mainly attributable to the land appreciation tax expense incurred upon sales of properties held for sale during 1H2027, while the tax credit in 1H2026 was due to reversal of over-provision of land appreciation tax in respect of prior years pursuant to finalised tax ruling by the local tax bureau with respect to the Group’s completed project.

**(Loss)/profit for the Period**

As a cumulative effect of the foregoing factors, the Group recorded a loss after tax of RMB7.5 million in 1H2027, compared to a profit after tax of RMB15.3 million in 1H2026.

**Total Comprehensive Income for the Period**

As a cumulative effect of the above factors, the Group recorded a total comprehensive income with a loss of RMB7.2 million in 1H2027, compared to a profit RMB15.3 million in 1H2026.

## (b) REVIEW OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2026 AND CASH FLOW FOR 1H2027

### Property, Plant and Equipment

As at 30 September 2026, the Group had property, plant and equipment of RMB35.7 million, compared to RMB37.0 million as at 31 March 2026. The decrease was mainly due to the depreciation of property, plant and equipment during the period.

### Investment Properties

The Group's investment properties decreased from RMB28.3 million as at 31 March 2026 to RMB23.9 million as at 30 September 2026, mainly due to the disposal of investment properties during the period.

### Financial Assets at Fair Value Through Other Comprehensive Income

As at 30 September 2026, the balance of approximately RMB20.3 million (31 March 2026: RMB20.3 million) representing the fair value of 16.6% (31 March 2026: 16.6%) equity interest in Zhejiang Gene Stem Cell Biotech Company Limited held by the Group.

### Properties Held Under Development

The Group's properties held under development increased from RMB731.4 million as at 31 March 2026 to RMB750.2 million as at 30 September 2026, mainly due to the project development costs incurred during the period.

### Properties Held for Sale

Properties held for sale decreased from RMB582.5 million as at 31 March 2026 to RMB542.3 million as at 30 September 2026, mainly due to the transfer of control of properties to buyers upon sale of properties units of Run Ze Yuan and Run Hong Yuan in 1H2027.

### Prepayments and Other Receivables

The Group's prepayments and other receivables decreased from RMB43.0 million as at 31 March 2026 to RMB42.6 million as at 30 September 2026. The decrease was mainly due to net effect of refund of a portion of deposited property maintenance fund and the payment of deductible value-added tax upon incurrence of project development costs during the period.

### Contract Cost Assets

The Group's contract cost assets of RMB2.1 million as at 30 September 2026 (31 March 2026: RMB2.5 million) represented capitalised incremental costs for obtaining sales contracts of its property units under pre-sale stage. The decrease was mainly due to the recognition of above-mentioned incremental costs upon transfer of control of property units during the period.

### Tax Recoverable

The Group's tax recoverable decreased from RMB9.7 million as at 31 March 2026 to RMB8.8 million as at 30 September 2026. The decrease was mainly due to the refund of a portion of LAT during the period.

### Accruals, Other Payables and Contract Liabilities

Accruals and other payables mainly comprised the accrued construction costs and project-related expenses.

Accruals and other payables decreased from approximately RMB373.6 million as at 31 March 2026 to approximately RMB360.3 million as at 30 September 2026. The decrease was mainly due to the net effect of development costs incurred and paid to contractors.

Contract liabilities were advance receipts from customers in respect of the deposits and prepayments for pre-sales of the Group's properties.

Contract liabilities decreased from approximately RMB82.2 million as at 31 March 2026 to approximately RMB74.3 million as at 30 September 2026. The decrease was mainly due to the recognition of revenue upon transfer of control of pre-sold property units during the period.

**Current Tax Liabilities**

Current tax liabilities decreased from RMB10.6 million as at 31 March 2026 to RMB4.1 million as at 30 September 2026. The decrease was mainly attributable to the payment of income tax during the period.

**Amounts Due to Related Parties**

Amounts due to related parties increased from RMB95.0 million as at 31 March 2026 to RMB108.3 million as at 30 September 2026, mainly due to net cash advances provided to the Group by related parties during the period.

All amounts due to related parties were unsecured, non-interest bearing and repayable on demand.

**Bank and Other Loans**

As at 30 September 2026, the Group had bank and other loans of RMB102.7 million, a decrease from RMB106.1 million as at 31 March 2026, mainly due to the settlement of bank and other loans during the period.

Bank and other loans of approximately RMB40.5 million were secured by the Group's properties held for sale as at 30 September 2026.

Based on the Group's total equity of RMB792.9 million, the Group recorded a net gearing ratio (total bank and other loans/total equity) of 12.9% as at 30 September 2026, compared to 13.3% as at 31 March 2026.

**Cash Flow Analysis**

In 1H2027, the Group recorded RMB8.5 million of net cash used in operating activities, mainly due to the net effect of the receipts from property buyers, progress payment for the construction and payment of income tax.

Net cash generated from investing activities in 1H2027 amounted to RMB3.1 million, mainly due to the proceeds received from disposal of investment properties.

Net cash generated from financing activities in 1H2027 amounted to RMB8.9 million, mainly due to the net effect of net advances from related parties and net repayment of bank and other loans during the period.

As at 30 September 2026, the Group had cash and bank balances of RMB17.4 million.

**9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.**

The financial results for the six months ended 30 September 2026 is in line with the statement made in Paragraph 10 disclosed in its previous results announcement. There was no forecast or prospect statement previously disclosed to shareholders.

**10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.**

**Industry Outlook**

During the reporting period, the gradual recovery of the PRC's national economy was evidenced by a 4.5% gross domestic product ("**GDP**") growth year-on-year for the third quarter of 2026, compared to 4.3% in the previous quarter based on official data published by the National Bureau of Statistics (the "**Bureau**").

The PRC real estate sector continued to face challenges during the reporting period, with subdued market sentiment and persistent pressure on property prices and inventory clearance. While the Central Government has continued to introduce measures to support the sector and safeguard homebuyers' interests, the pace of market recovery remains uneven. According to official data published by the Bureau, new home prices in major PRC cities fell between August and September 2026 on both year-on-year and month-on-month basis.

New home price changes for statistics pool of 70 major PRC cities (year-on-year basis):

| | Increased | Unchanged | Decreased |
|---|---|---|---|
| August 2026 | 5 | 0 | 65 |
| September 2026 | 5 | 1 | 64 |

New home price changes for statistics pool of 70 major PRC cities (month-on-month basis):

| | Increased | Unchanged | Decreased |
|---|---|---|---|
| August 2026 | 15 | 6 | 49 |
| September 2026 | 17 | 4 | 49 |

On 28 August 2026, the Ministry of Housing and Urban-Rural Development, the Ministry of Natural Resources and the National Financial Regulatory Administration jointly issued the Notice on Improving the Commercial Housing Sales System (《关于完善商品住房销售制度的通知》, the "Notice"), introducing measures to strengthen the management of pre-sales, enhance the supervision of pre-sale proceeds and promote the orderly transition towards the sale of completed properties.

Under the new policy framework, commercial housing projects adopting the pre-sale model are generally required to have completed the main structural works of individual buildings, subject to the applicable local requirements. The Notice provides transitional arrangements for existing projects which had obtained the Construction Project Planning Permit 《建设工程规划许可证》 before its effective date, under which the existing requirements governing pre-sale conditions and supervision of pre-sale proceeds will continue to apply. For projects on land already granted but without the relevant planning permit as at the effective date, priority is to be given to the sale of completed properties.

Subsequently, on 29 September 2026, the Ministry of Finance, the People's Bank of China and the National Financial Regulatory Administration jointly issued the Notice on Implementing the Interest Subsidy Policy for Residential Housing Loans (《关于实施居民购房贷款贴息政策的通知》), which came into effect on 1 October 2026 for an initial implementation period of one year. Under this nationwide policy, eligible households purchasing their first homes using newly granted commercial personal housing loans may receive a fiscal interest subsidy at an annualised rate of 1 percentage point on the loan principal, subject to a maximum eligible loan amount of RMB1 million per household and a maximum subsidy period of five years. To qualify for the interest subsidy, the purchased property must have a gross floor area of not more than 120 square metres and a total purchase price of not more than RMB1.5 million.

In relation to the Group's Shanwei Project, the Group had obtained the Construction Project Planning Permit and the Construction Permit 《建筑工程施工许可证》 for Phase I before 28 August 2026, and construction is currently in progress. Although Phase I has not yet met the applicable pre-sale requirements, it is expected to remain subject to the existing requirements governing pre-sale conditions and supervision of pre-sale proceeds, should the Group proceed with pre-sales. Phases II and III had not obtained the Construction Project Planning Permit as at 28 August 2026. Accordingly, priority is to be given to the sale of completed properties for these phases, while any proposed pre-sales would be subject to the applicable requirements and local

implementation arrangements. The Group will continue to monitor the local implementation of the relevant mortgage loan policies, including the timing of individual mortgage loan disbursements, and assess their implications for the development, financing and sales plans of the Shanwei Project.

Against this backdrop, the Group will continue to focus on managing and marketing its remaining property inventory, accelerating sales and collection of proceeds where practicable, and maintaining prudent financial and cash flow management. The Group will closely monitor market conditions and relevant regulatory developments, and adjust its operational and financial strategies as appropriate.

**Company Update**

**Status of defaulted bank loan**

Please refer to Note 13 of the Condensed Interim Consolidated Financial Statements set out in pages 11 and 12.

**Progress update of Shanwei project**

As a progress update of Shanwei Project, the Group has successfully obtained the Construction Permit, and commenced construction work in August 2026.

Meanwhile, the Group is also in negotiation for a project loan with a state-owned bank and the bank is currently undergoing internal assessment process.

With respect to the arbitration proceeding referred to in the Company's announcement dated 8 April 2026, the Group has reached a mediation agreement with the Tongji Architectural Design (Group) Co., Ltd. (the "**Plaintiff**") in July 2026 and the agreed penalty payable by the Group is RMB0.5 million. Subsequently, the Group settled all outstanding amounts due to the Plaintiff in respect of the arbitration proceedings in August 2026.

Based on the legal advice obtained from the Group's external PRC legal counsel, the Group has provided a penalty expense of RMB1.4 million for the financial year ended 31 March 2026. As such, the Group has reversed an over-provision of penalty expense of RMB0.9 million under other income and other gains and losses for the six months' period ended 30 September 2026.

In the meantime, the Board wishes to advise shareholders and potential investors of the Company to exercise caution when dealing in the shares of the Company. If in doubt as to the action they should take, shareholders and potential investors of the Company should seek advice from their stockbrokers, bankers, solicitors, accountants, tax advisers or other professional advisers immediately.

**Property sales**

The cumulative results for the sale of the Group's 2 major completed property projects up to 10 November 2026 are summarised as follows:

**Residential units**

| | **Run Ze Yuan** | **Run Hong Yuan** |
|---|---|---|
| Total GFA released for sale (total units) | 63,489 sq.m.<br>672 units | 38,712 sq.m.<br>317 units |
| Total GFA sold (total units) | 39,180 sq.m.<br>411 units | 33,558 sq.m.<br>292 units |
| Percentage of sold | 62% | 87% |

**Company strategies**

The Group will continue to work on the sales and construction of its existing projects while closely monitoring the effects of government policy changes and market trends.

**11. If a decision regarding dividend has been made:-**

**(a) Whether an interim (final) ordinary dividend has been declared (recommended); and**

No.

**(b) (i) Amount per share**

NIL

**(ii) Previous corresponding period**

NIL

**(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).**

NIL

**(d) The date the dividend is payable.**

NIL

**(e) The date on which Registrable Transfers received by the company (up to 5.00 p.m.) will be registered before entitlements to the dividend are determined.**

NIL

**12. If no dividend has been declared/recommended, a statement to that effect and the reason(s) for the decision.**

No dividend has been declared or recommended for the six months ended 30 September 2026 in order to retain funds for the Group's daily operations.

**13. If the Group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.**

The Group does not have any general mandate from shareholders for IPTs.

**14. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1) of the SGX-ST Listing Manual**

The Company confirms that the undertakings under Rule 720(1) of the Listing Manual have been obtained from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the SGX-ST Listing Manual.

BY ORDER OF THE BOARD

Wong Sum
Chairman
13 November 2026

**NEGATIVE ASSURANCE CONFIRMATION STATEMENT**

**Statement by Directors pursuant to SGX Listing Rule 705(5)**

We confirm that to the best of our knowledge, nothing has come to the attention of the Board of Directors of Pan Hong Holdings Group Limited which may render these interim financial results for the six months ended 30 September 2026 to be false or misleading in any material aspect.

For and on behalf of the
Board of Directors of
Pan Hong Holdings Group Limited

Wong Sum
Executive Director

Ng Keong Khoon
Independent Non-executive Director

Date: 13 November 2026