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Xingye Wulian Service Group Co. Ltd.
興業物聯服務集團有限公司
(incorporated in the Cayman Islands with limited liability)
(Stock Code: 9916)

**ANNOUNCEMENT OF INTERIM RESULTS
FOR THE SIX MONTHS ENDED 30 JUNE 2025**

FINANCIAL HIGHLIGHTS

- Revenue was approximately RMB184.5 million for the Period, representing an increase of approximately 10.3% as compared to approximately RMB167.2 million for the corresponding period in 2024.
- Gross profit was approximately RMB49.4 million for the Period, representing a decrease of approximately 1.2% as compared to approximately RMB50.0 million for the corresponding period in 2024.
- Profit attributable to equity holders of the Company was approximately RMB18.8 million for the Period, representing a decrease of approximately 22.0% as compared to approximately RMB24.1 million for the corresponding period in 2024.
- Basic earnings per share was approximately RMB4.71 cents for the Period as compared to approximately RMB6.02 cents for the corresponding period in 2024.

RESULTS

The board (the “**Board**”) of directors (the “**Directors**”) of Xingye Wulian Service Group Co. Ltd. (the “**Company**”) hereby announces the unaudited interim condensed consolidated results of the Company and its subsidiaries (collectively the “**Group**”, “**we**”, “**our**” or “**us**”) for the six months ended 30 June 2025 (the “**Period**”) together with the comparative figures for the corresponding period in 2024 as set out in this announcement.

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

For the six months ended 30 June 2025

		Six months ended 30 June	
		2025	2024
	<i>Notes</i>	RMB'000	RMB'000
		(Unaudited)	(Unaudited)
REVENUE	4	184,513	167,201
Cost of services		(135,146)	(117,213)
Gross profit		49,367	49,988
Other income, other gains and losses, net	5	124	(400)
Selling and marketing expenses		(1,024)	(716)
Administrative expenses		(23,909)	(15,709)
Reversal of impairment losses on financial and contract assets		907	405
Finance costs		(41)	(56)
PROFIT BEFORE TAX	6	25,424	33,512
Income tax expense	7	(6,587)	(9,495)
PROFIT FOR THE PERIOD		18,837	24,017

		Six months ended 30 June	
		2025	2024
	<i>Notes</i>	RMB'000	RMB'000
		(Unaudited)	(Unaudited)
OTHER COMPREHENSIVE (LOSS) INCOME FOR THE PERIOD			
<i>Item that may be reclassified subsequently to profit or loss:</i>			
Exchange difference on translation of foreign operations		<u>(1,955)</u>	<u>750</u>
OTHER COMPREHENSIVE (LOSS) INCOME FOR THE PERIOD			
		<u>(1,955)</u>	<u>750</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD			
		<u>16,882</u>	<u>24,767</u>
PROFIT FOR THE PERIOD ATTRIBUTABLE TO:			
Equity holders of the Company		18,838	24,084
Non-controlling interests		<u>(1)</u>	<u>(67)</u>
		<u>18,837</u>	<u>24,017</u>
TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:			
Equity holders of the Company		16,883	24,834
Non-controlling interests		<u>(1)</u>	<u>(67)</u>
		<u>16,882</u>	<u>24,767</u>
EARNINGS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY			
Basic and diluted	9	<u>RMB 4.71 cents</u>	<u>RMB 6.02 cents</u>

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
30 June 2025

		30 June 2025	31 December 2024
	<i>Notes</i>	RMB'000	RMB'000
		(Unaudited)	(Audited)
NON-CURRENT ASSETS			
Property, plant and equipment		221,456	205,443
Right-of-use assets		1,622	1,794
Deferred tax assets		2,111	2,190
		225,189	209,427
CURRENT ASSETS			
Properties under development		157,157	140,973
Trade receivables	<i>10</i>	52,306	55,717
Contract assets		40,708	41,147
Prepayments, other receivables and other assets		40,310	42,739
Restricted and pledged bank deposits		101	2,188
Cash and cash equivalents		216,242	223,944
		506,824	506,708
CURRENT LIABILITIES			
Trade payables	<i>11</i>	23,162	24,302
Other payables and accruals		88,319	88,988
Contract liabilities		95,767	96,555
Tax payable		2,873	906
Provision		1,697	1,887
Lease liabilities		178	343
		211,996	212,981
NET CURRENT ASSETS		294,828	293,727
TOTAL ASSETS LESS CURRENT LIABILITIES		520,017	503,154

		30 June 2025	31 December 2024
	<i>Notes</i>	RMB'000	RMB'000
		(Unaudited)	(Audited)
NON-CURRENT LIABILITIES			
Provision		984	998
Lease liabilities		1,590	1,595
Deferred tax liabilities		590	590
		<u>3,164</u>	<u>3,183</u>
NET ASSETS		<u>516,853</u>	<u>499,971</u>
Capital and reserves			
Share capital	<i>12</i>	3,572	3,572
Reserves		513,237	496,354
		<u>516,809</u>	<u>499,926</u>
Equity attributable to equity holders of the Company		516,809	499,926
Non-controlling interests		44	45
		<u>516,853</u>	<u>499,971</u>
TOTAL EQUITY		<u>516,853</u>	<u>499,971</u>

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

30 June 2025

1. CORPORATE INFORMATION

Xingye Wulian Service Group Co. Ltd. (the “**Company**”) is an exempted company with limited liability incorporated under the laws of the Cayman Islands on 12 August 2019. The registered office of the Company is located at Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands. The shares of the Company have been listed in connection with the Company’s initial public offering on the Main Board of the Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) since 9 March 2020 (the “**Listing Date**”).

The Company is an investment holding company, and the Group is principally engaged in property management and value-added services, property engineering services and property development.

In the opinion of the directors of the Company, the immediate holding company of the Company is Foison Amber Development Limited, a limited liability company incorporated in the British Virgin Islands (“**BVI**”). The ultimate holding company of the Company is Vistra Trust (BVI) Limited, as the trustee of the Blossom Trust, a discretionary family trust established by Ms. Huang Yanping (“**Ms. Huang**”) as the settlor, with Ms. Zhang Huiqi (“**Ms. Zhang**”) acting as the protector and Ms. Zhang and her descendants being the discretionary beneficiaries. Ms. Zhang is also a non-executive director of the Company.

2.1 BASIS OF PREPARATION

The interim condensed consolidated financial information for the six months ended 30 June 2025 has been prepared in accordance with the applicable disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”) and with International Accounting Standard (“**IAS**”) 34 *Interim Financial Reporting* issued by the International Accounting Standards Board. The interim condensed consolidated financial information 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 2024.

The interim condensed consolidated financial information for the six months ended 30 June 2025 was approved for issue by the board (the “**Board**”) of directors on 28 August 2025.

The interim condensed consolidated financial information is presented in Renminbi (“**RMB**”) and all values are rounded to the nearest thousand except when otherwise indicated.

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those applied in the preparation of the Group’s annual consolidated financial statements for the year ended 31 December 2024, except for the adoption of the following new and revised IFRS Accounting Standards for the first time for the current period’s financial information.

Amendments to IAS 21

Lack of Exchangeability

3. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their services and has four reportable operating segments as follows:

- (a) Property management and value-added services;
- (b) Property engineering services;
- (c) Property development; and
- (d) Others*.

* The “Others” segment comprises online group-buying services, charging pile services, club house services (including catering and ancillary services), as well as intermediary services (including real estate leasing and selling intermediaries service, and renovation intermediaries service).

Management monitors the results of the Group’s operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on reportable segment profit.

There are no differences from the Group’s annual financial statements for the year ended 31 December 2024 on the basis of segmentation or on the basis of measurement of segment profit or loss, segment assets and liabilities.

Segment revenue

	Six months ended 30 June	
	2025	2024
	RMB’000	RMB’000
	(Unaudited)	(Unaudited)
Property management and value-added services	150,392	148,201
Property engineering services	14,766	2,668
Property development	–	–
Others	19,355	16,332
	184,513	167,201

Segment results

	Six months ended 30 June	
	2025	2024
	RMB’000	RMB’000
	(Unaudited)	(Unaudited)
Property management and value-added services	22,185	35,954
Property engineering services	376	(2,335)
Property development	(355)	(117)
Others	4,061	2,064
Segment results	26,267	35,566
<i>Reconciliation:</i>		
Unallocated income	11	13
Unallocated expenses	(854)	(2,067)
Profit before tax	25,424	33,512

3. OPERATING SEGMENT INFORMATION (CONTINUED)

Segment assets

	30 June 2025 RMB'000 (Unaudited)	31 December 2024 RMB'000 (Audited)
Property management and value-added services	275,600	272,161
Property engineering services	69,268	84,478
Property development	382,744	352,763
Others	3,621	4,892
	<hr/>	<hr/>
Segment assets	731,233	714,294
<u>Reconciliation:</u>		
Unallocated assets	780	1,841
	<hr/>	<hr/>
Total assets	732,013	716,135

Segment liabilities

	30 June 2025 RMB'000 (Unaudited)	31 December 2024 RMB'000 (Audited)
Property management and value-added services	177,624	170,030
Property engineering services	28,503	31,693
Property development	2,379	2,282
Others	4,887	6,165
	<hr/>	<hr/>
Segment liabilities	213,393	210,170
<u>Reconciliation:</u>		
Unallocated liabilities	1,767	5,994
	<hr/>	<hr/>
Total liabilities	215,160	216,164

Geographical information

Since the Group operates in Mainland China only, no operating geographical analysis thereof is presented.

4. REVENUE

An analysis of revenue is as follows:

	Six months ended 30 June	
	2025	2024
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
<u>Types of services</u>		
Property management and value-added services	150,392	148,201
Property engineering services	14,766	2,668
Club house services	7,232	6,881
Charging pile services	8,059	6,281
Intermediary services	2,375	870
Others	1,689	2,300
	184,513	167,201
	184,513	167,201
	Six months ended 30 June	
	2025	2024
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
<u>Timing of revenue recognition</u>		
<i>At a point in time</i>		
Value-added services	3,407	2,731
Club house services	7,232	6,881
Charging pile services	8,059	6,281
Intermediary services	2,375	870
Others	1,689	2,300
<i>Over time</i>		
Property management	146,985	145,470
Property engineering services	14,766	2,668
	184,513	167,201
	184,513	167,201

The property management and value-added services were provided to properties under management which was mainly developed by the Group's related parties – Ever Diamond Global Company Limited and its subsidiaries (collectively, “**Ever Diamond Group**”), Zensun Enterprises Limited and its subsidiaries (collectively, “**Zensun Enterprises Group**”) and Henan Zensun Corporate Development Group Company Limited and its subsidiaries (collectively, “**Zensun Development Group**”).

5. OTHER INCOME, OTHER GAINS AND LOSSES, NET

An analysis of other income, other gains and losses, net is as follows:

	Six months ended 30 June	
	2025 RMB'000 (Unaudited)	2024 RMB'000 (Unaudited)
Other income		
Government grants*	55	18
Interest income	73	230
Other gains and losses, net		
Foreign exchange differences	(1)	(645)
Other losses	(3)	(3)
	<u>124</u>	<u>(400)</u>

* Government grants relate to income that are received or receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs. These government grants are recognised in profit or loss in the period in which they become receivable.

6. PROFIT BEFORE TAX

This is stated after charging (crediting):

	Six months ended 30 June	
	2025 RMB'000 (Unaudited)	2024 RMB'000 (Unaudited)
Staff costs, including directors' remuneration		
Wages and salaries	42,488	35,943
Pension scheme contributions	5,016	4,211
	<u>47,504</u>	<u>40,154</u>
Other items		
Cost of services provided	135,246	117,213
Depreciation of property, plant and equipment	1,119	1,036
Depreciation of right-of-use assets	172	172
Foreign exchange differences, net	(1)	645
Research and development expenses	1,201	884
Reversal of impairment losses on financial and contract assets	(907)	(405)

7. INCOME TAX EXPENSE

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

Pursuant to the rules and regulations of the Cayman Islands and BVI, the Group is not subject to any income tax in the Cayman Islands and BVI.

Pursuant to the Enterprise Income Tax Law of the People's Republic of China (the "PRC") and the respective regulations, except for 安陽悅興物業管理有限公司 (Anyang Yuexing Property Management Co., Ltd.*), 河南正商金緣酒店管理有限公司 (Henan Zhengshang Jinyuan Hotel Management Co., Ltd.*) and 河南正商興緣酒店管理有限公司 (Henan Zhengshang Xingyuan Hotel Management Co., Ltd.*) (six months ended 30 June 2024: 河南正商好生活服務有限公司 (Henan Zhengshang Haoshenghuo Service Co., Ltd.*), 安陽悅興物業管理有限公司 (Anyang Yuexing Property Management Co., Ltd.*), 河南正商金緣酒店管理有限公司 (Henan Zhengshang Jinyuan Hotel Management Co., Ltd.*) and 河南正商興緣酒店管理有限公司 (Henan Zhengshang Xingyuan Hotel Management Co., Ltd.)) which enjoyed a preferential enterprise tax rate of 5% and 河南物象智能科技有限公司 (Henan Wuxiang Intelligent Technology Co., Ltd.*) ("Wuxiang Intelligent") (six months ended 30 June 2024: Wuxiang Intelligent) which enjoyed a preferential tax rate of 15% as High and New Technology Enterprise during the reporting period, the subsidiaries which operate in the PRC are subject to enterprise income tax at a rate of 25% on the taxable income.

* English name is for identification purpose only.

	Six months ended 30 June	
	2025	2024
	RMB'000	RMB'000
	(Unaudited)	(Unaudited)
Current tax		
PRC Enterprise Income Tax	6,507	9,266
Deferred tax		
Origination and reversal of temporary difference	80	229
	<u>6,587</u>	<u>9,495</u>

8. DIVIDENDS

The Board does not recommend the payment of an interim dividend in respect of the six months ended 30 June 2025 (six months ended 30 June 2024: nil).

9. EARNINGS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY

The calculation of the basic earnings per share amount is based on the profit for the period attributable to equity holders of the Company, and the weighted average number of ordinary shares of 400,000,000 (2024: 400,000,000) in issue during the period.

The Group had no potentially dilutive ordinary shares in issue during the six months ended 30 June 2025 and 2024.

9. EARNINGS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY (CONTINUED)

The calculation of basic earnings per share is based on:

	Six months ended 30 June	
	2025 <i>RMB'000</i> (Unaudited)	2024 <i>RMB'000</i> (Unaudited)
<u>Earnings</u>		
Profit attributable to equity holders of the Company used in the basic earnings per share calculation	18,838	24,084

	Number of shares	
	Six months ended 30 June	
	2025 (Unaudited)	2024 (Unaudited)
Weighted average number of ordinary shares in issue during the period used in the basic earnings per share calculation	400,000,000	400,000,000

10. TRADE RECEIVABLES

	30 June 2025 <i>RMB'000</i> (Unaudited)	31 December 2024 <i>RMB'000</i> (Audited)
Trade receivables from third parties	39,474	29,436
Less: Loss allowance	(1,295)	(914)
	38,179	28,522
Trade receivables from related parties	15,776	30,228
Less: Loss allowance	(1,649)	(3,033)
	14,127	27,195
	52,306	55,717

An ageing analysis of the trade receivables as at the end of the reporting period, based on the invoice date and net of loss allowance, is as follows:

	30 June 2025 <i>RMB'000</i> (Unaudited)	31 December 2024 <i>RMB'000</i> (Audited)
Within 1 year	42,846	39,946
1 to 2 years	7,301	14,111
2 to 3 years	2,011	1,523
3 to 4 years	148	137
	52,306	55,717

11. TRADE PAYABLES

An ageing analysis of the trade payables as at the end of the reporting period, based on the invoice date, is as follows:

	30 June 2025 RMB'000 (Unaudited)	31 December 2024 RMB'000 (Audited)
Within 1 year	20,699	21,245
Over 1 year	2,463	3,057
	23,162	24,302

The trade payables are non-interest-bearing and are normally settled in less than three months. The carrying amounts of trade payables approximate to their fair values.

12. SHARE CAPITAL

	Number of shares '000	<i>RMB'000</i>
Ordinary share of HK\$0.01 each		
<i>Authorised:</i>		
At 31 December 2024, 1 January 2025 and 30 June 2025	10,000,000	89,858
	30 June 2025 RMB'000 (Unaudited)	31 December 2024 RMB'000 (Audited)
<i>Issued and fully paid:</i>		
400,000,000 (2024: 400,000,000) ordinary shares of HK\$0.01 each	3,572	3,572

All the shares issued during the period rank pari passu with other shares in issue all respects.

13. RELATED PARTY TRANSACTIONS

- (a) In addition to the transactions detailed elsewhere in these financial statements, the Group had the following transactions with related parties during the period:

		Six months ended 30 June	
		2025	2024
	Notes	RMB'000	RMB'000
		(Unaudited)	(Unaudited)
Property management and value-added services rendered to related parties	(i)(ii)	11,631	5,094
Property engineering services rendered to related parties	(i)(ii)	12,652	2,668
Property construction services provided by a related party	(i)(ii)	<u>(32,185)</u>	<u>–</u>

Notes:

- (i) The sales of services rendered to the related parties were based on agreements mutually agreed by both parties.
- (ii) The Group was engaged in the provision of property management and value-added services and property engineering services to Ever Diamond Group, Zensun Enterprises Group and Zensun Development Group.

Ever Diamond Global Company Limited and Zensun Enterprises Limited are ultimately owned as to 100% and 71.99% by a discretionary trust established by Ms. Huang as settlor and protector. As Ms. Huang is the mother of Ms. Zhang, the non-executive director of the Company, both Zensun Enterprises Group and Ever Diamond Group are connected entities of Ms. Zhang. Additionally, Zensun Development Group are entities controlled by Ms. Zhang.

The related party transactions in respect of property management and value-added services and property engineering services rendered to related parties also constitute continuing connected transactions as defined in chapter 14A of the Listing Rules.

13. RELATED PARTY TRANSACTIONS (CONTINUED)

(b) Outstanding balances with related parties

During the six months ended 30 June 2025 and 30 June 2024, Henan Xingye Internet of Things Management Technology Co., Ltd., a subsidiary of the Company, signed a debt transfer agreement with certain related parties to transfer the receivable collection rights due from those related parties to Henan Zensun Real Estate Co., Ltd., another related party of the Group. After the completion of the transfer, Xingye Internet of Things Management Technology Co., Ltd. will settle the receivables and payables with Henan Zensun Real Estate Co., Ltd. on the net basis after offsetting.

Details of the Group's outstanding balances of trade receivables and amounts with related parties are disclosed in note 10 to the financial information.

Included in contract assets were amounts due from related parties of RMB45,468,000 as at 30 June 2025 (31 December 2024: RMB45,810,000).

Included in contract liabilities, other payables and accruals and lease liabilities were amounts due to related parties of RMB3,096,000, RMB6,285,000 and RMB1,768,000 as at 30 June 2025, respectively (31 December 2024: RMB4,080,000, RMB12,511,000 and RMB1,938,000).

(c) Compensation of key management personnel of the Group

	Six months ended 30 June	
	2025 RMB'000 (Unaudited)	2024 RMB'000 (Unaudited)
Short-term employee benefits	725	1,037
Post-employment benefits	81	80
	<u>806</u>	<u>1,117</u>

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS OVERVIEW

Established in 1999, we are a reputable property management service provider in Henan Province with a particular focus on offering property management and value-added services. We provide a wide range of property management services which include, among others, security, cleaning, greening and gardening, parking space management, repair and maintenance for common areas and customer services, and value-added services which include repair and maintenance for exclusive use areas, renovation waste clearance, intermediary leasing services, etc. We also provide our customers with property engineering services which include the planning, design and installation of security and surveillance systems, access control systems, carpark management systems and construction site management systems, in order to enhance the quality of the property management systems of our customers.

During the six months ended 30 June 2025 (the “**Period**”), the Group continued its business strategies to diversify its portfolio of pipeline properties in both non-residential properties and residential properties in provision of property management and value-added services. Thus, our portfolio of properties under management expanded during the Period from gross floor area (“**GFA**”) of approximately 11.0 million sq.m. as at 31 December 2024 to approximately 11.5 million sq.m. as at 30 June 2025. As at 30 June 2025, our portfolio of contracted properties covered GFA of approximately 15.8 million sq.m. in aggregate.

During the Period, we have entered into 20 new property engineering contracts with an aggregated contract amount of approximately RMB16.9 million. As at 30 June 2025, the total contract sum for contracted engineering services with remaining performance obligations amounted to contract sum for RMB52.8 million, which will contribute to our Group’s revenue in the future.

In line with the strategic review of the Company’s business and seeing the opportunity in the property construction industry in the PRC, in 2023, the Group acquired Zheng Zhi Yue Real Estate Co., Ltd.* (河南正之悦置業有限公司) (“**Zheng Zhi Yue**”), in order to develop its property development business. As at 30 June 2025, the Group (through Zheng Zhi Yue) held a property under development, namely the Zhengzhou Zensun Centre Project located in East Ruyi Road West and South Ruyi River West 1st Street, Zhengzhou City, Henan Province, the PRC, with a total site area of approximately 14,923.11 sq.m. and GFA of approximately 44,655.14 sq.m. The Zhengzhou Zensun Centre Project is at the construction stage and involves the development of a hotel and saleable commercial units. As at the date of this announcement, the Zhengzhou Zensun Centre Project has completed the main construction work. The construction of the Zhengzhou Zensun Centre Project is expected to be completed by the end of 2026.

FINANCIAL REVIEW

Revenue

Our Group’s revenue was primarily generated from (i) property management and value-added services; and (ii) property engineering services.

For the Period, our Group’s total revenue was approximately RMB184.5 million, representing an increase of approximately RMB17.3 million or 10.3% as compared to approximately RMB167.2 million for the six months ended 30 June 2024. Such increase was primarily attributable to the increase in segment revenue from property management and property engineering services.

The following table sets out the breakdown of our revenue by type of services for the periods:

	Six months ended 30 June		2024	
	2025	%	RMB’000	%
	<i>RMB’000</i>		<i>RMB’000</i>	
Property management and value-added services				
– Property management services	146,985	79.7	145,470	87.0
– Value-added services	3,407	1.8	2,731	1.6
	150,392	81.5	148,201	88.6
Property engineering services	14,766	8.0	2,668	1.6
Others (<i>note</i>)	19,355	10.5	16,332	9.8
	34,121	18.5	19,000	11.4
Total	184,513	100.0	167,201	100.0

Note: “Others” comprises online group-buying services, charging pile services and club house services (including catering and ancillary services) as well as intermediary services (including real estate leasing and selling intermediaries service, and renovation intermediaries service).

The following table sets out the breakdown of our revenue between a person(s) or company(ies) who/which is or are independent of and not connected with our Company and our connected persons (the “**Independent Third Parties**”) and our related parties during the periods:

	Six months ended 30 June		2024	
	2025	%	RMB’000	%
	<i>RMB’000</i>		<i>RMB’000</i>	
Independent Third Parties	160,230	86.8	159,439	95.4
Related parties	24,283	13.2	7,762	4.6
Total	184,513	100.0	167,201	100.0

Property management and value-added services

Our Group's revenue generated from property management and value-added services increased by approximately RMB2.2 million or 1.5% from approximately RMB148.2 million for the six months ended 30 June 2024 to approximately RMB150.4 million for the Period. This increase was primarily resulted from (i) the expansion of properties under management through continuous expansion of diversified property portfolio of both non-residential and residential properties; and (ii) the expansion of value-added services which includes, for examples, provision of cooling services and garbage cleaning services.

Property engineering services

During the Period, the revenue generated from property engineering services increased from approximately RMB2.7 million for the six months ended 30 June 2024 to approximately RMB14.8 million for the Period, representing a increase in revenue of approximately RMB12.1 million or 448.1%. The increase was mainly resulted from the expansion of the installation services during the Period.

Others

Other revenues increased by approximately RMB3.1 million or 19.0% from approximately RMB16.3 million for the period ended 30 June 2024 to approximately RMB19.4 million for the Period. Such increase is mainly resulted from more revenue generated from the charging pile services and club house services.

Cost of Services

Our Group's cost of services primarily consists of subcontracting costs, staff costs and materials and consumables. We recorded an increase in cost of services of approximately RMB17.9 million or 15.3% from approximately RMB117.2 million for the six months ended 30 June 2024 to approximately RMB135.1 million for the Period. Such increase was generally in line with our growth in revenue during the Period associated with the growth in our properties engineering services.

Gross Profit and Gross Profit Margin

Our gross profit decreased slightly by approximately RMB0.6 million or 1.2% from approximately RMB50.0 million for the six months ended 30 June 2024 to approximately RMB49.4 million for the Period. Our gross profit margin was approximately 26.8% for the Period as compared to approximately 29.9% for the six months ended 30 June 2024. The decrease in the Group's gross profit margin was mainly resulted from the higher labour outsourcing costs, equipment and elevator maintenance costs during the Period.

Other Income, Other Gains and Losses, Net

Other income, other gains and losses, net mainly comprised losses from foreign exchange differences, government grants and interest income. Our other income, other gains and losses, net turned around from other losses of approximately RMB0.4 million for the six months period ended 30 June 2024 to other income and gains of approximately RMB0.1 million mainly due to less losses from foreign exchange differences recognised during the Period.

Selling and Marketing Expenses

Our selling and marketing expenses increased by approximately RMB0.3 million or 42.9% from approximately RMB0.7 million for the period ended 30 June 2024 to approximately RMB1.0 million for the Period. Such increase was consistent with our expansion of our business during the Period.

Administrative Expenses

Our administrative expenses mainly comprised staff costs of our administrative staff at our headquarters, office expenses and professional fees. Our administrative expenses increased by approximately RMB8.2 million or 52.2% from approximately RMB15.7 million for the period ended 30 June 2024 to approximately RMB23.9 million for the Period, which was mainly resulted from the increase in staff costs during the Period.

Finance Costs

Our finance costs represented the imputed interest generated from rights-of-use assets in connection with the lease contract payments for our lease properties.

Income Tax Expenses

Our income tax expenses decreased by approximately RMB2.9 million or 30.5% from approximately RMB9.5 million for the six months ended 30 June 2024 to approximately RMB6.6 million for the Period.

Profit for the Period

As a result of the foregoing, our profit attributable to the equity holders of the Company decreased by approximately RMB5.3 million or 22.0% from approximately RMB24.1 million for the six months ended 30 June 2024 to approximately RMB18.8 million for the Period.

Interim Dividend

The Board did not recommend the payment of an interim dividend for the six months ended 30 June 2025 (six months ended 30 June 2024: Nil).

FINANCIAL POSITION

Property, Plant and Equipment

The net carrying value of property, plant and equipment amounted to approximately RMB221.5 million as at 30 June 2025, representing an increase by approximately RMB16.1 million or 7.8% as compared to approximately RMB205.4 million as at 31 December 2024 mainly resulted from additions in construction in progress and installation of charging piles during the Period.

Properties under development

Our properties under development amounted to approximately RMB157.2 million as at 30 June 2025, representing an increase by approximately RMB16.2 million or 11.5% as compared to approximately RMB141.0 million as at 31 December 2024. Such increase was mainly resulted from the continuing construction progress in our properties under development during the Period.

Trade Receivables

Our total gross amount of trade receivables was approximately RMB55.3 million and trade receivable net of loss allowance was approximately RMB52.3 million as at 30 June 2025, as compared to that of approximately RMB59.7 million and RMB55.7 million, respectively, as at 31 December 2024. The decrease in both the total gross amount of trade receivables and trade receivable net of loss allowance were mainly due to the increase in repayment from the trade receivables, resulting from the Group's efforts in enforcing its trade receivable collection and management measures during the Period.

In the provision of property management and value-added services to customers (including related party customers), the Group mainly requires payments in advance, and the terms for the provision of property engineering services to customers (including related party customers) are mainly on credit and the credit period is generally within 30 days.

Our gross amount of trade receivables from related parties of approximately RMB15.8 million as at 30 June 2025, representing a decrease of approximately RMB14.4 million or 47.7% as compared to approximately RMB30.2 million as at 31 December 2024, were associated with outstanding property management fees generated from unsold properties under management and property engineering services rendered to the related parties. As at the date of this announcement, there were subsequent settlements of the trade receivables from related parties of approximately RMB1.2 million, which represented approximately 7.6% of the gross amount of trade receivables from related parties as at 30 June 2025.

Our gross amount of trade receivables from Independent Third Parties amounted to approximately RMB39.5 million as at 30 June 2025, representing an increase of approximately RMB10.1 million or 34.4% as compared to approximately RMB29.4 million as at 31 December 2024. The increase was consistent with the increase in revenue generated from Independent Third Parties. As at the date of this announcement, there were subsequent settlements of the trade receivables from Independent Third Parties of approximately RMB5.7 million, which represented approximately 14.4% of the gross amount of trade receivables from Independent Third Parties as at 30 June 2025.

The Group understands that its customers and their repayment ability have been affected by the adverse business environment in the real estate market in the PRC, nonetheless, the Group has taken proactive steps to recover the trade receivables, thereby mitigating the defaults risk of the trade receivables.

In particular, the Group has (i) in accordance with its credit risk management policy, conducted periodic review of the credit risk of the debtors, including reviewing their financial position and assess if there were any increased credit risk of debtors; (ii) maintained ongoing communications with the debtors to understand the updated business operations of the debtors such as the expected returns and cash flows of the debtors so as to assess the recoverability of the outstanding trade receivables; and (iii) requested partial repayment of the trade receivables from time to time. With the aforementioned efforts by the Group, the Group managed to reduce the gross amount of the trade receivables from related parties as at 30 June 2025 by approximately 47.7% as compared to the corresponding amount as at 31 December 2024.

Trade Payables

Our trade payables primarily consisted of payables to our suppliers for their products and to our subcontractors for their provision of labour or services for property management and value-added services and property engineering services. Our trade payables amounted to approximately RMB23.2 million as at 30 June 2025, representing a decrease of approximately RMB1.1 million or 4.5% as compared to approximately RMB24.3 million as at 31 December 2024. The decrease in trade payables was as a result of the timely settlement of our trade payables during the Period.

Other Payables and Accruals

Our other payables and accruals mainly comprised other payables, payroll payables, deposits, tax payables other than income tax and amounts due to related parties. Our other payables and accruals amounted to approximately RMB88.3 million as at 30 June 2025, representing a slight decrease of approximately RMB0.7 million or 0.8% as compared to approximately RMB89.0 million as at 31 December 2024. The main reason for the decrement was because more settlements were made during the Period.

Contract Liabilities

Our contract liabilities represented advanced receipts for property management and value-added services. Our contract liabilities decreased from approximately RMB96.6 million as at 31 December 2024 to approximately RMB95.8 million as at 30 June 2025, representing a decrease of approximately RMB0.8 million or 0.8%. The decrease was mainly due to the decrease in advances received from customers of property management services during the Period.

Indebtedness

As at 30 June 2025, we had no outstanding borrowings and unutilised banking facilities. The Group's lease liabilities decreased from approximately RMB1.9 million as at 31 December 2024 to approximately RMB1.8 million as at 30 June 2025.

Liquidity, Financial Resources and Capital Structure

Our Group maintained a healthy financial position. As at 30 June 2025, the current assets amounted to approximately RMB506.8 million, representing a mild increase of approximately RMB0.1 million as compared to approximately RMB506.7 million as at 31 December 2024. As at 30 June 2025, cash and cash equivalents of our Group amounted to approximately RMB216.2 million, representing a decrease of approximately RMB7.7 million or 3.4% as compared to approximately RMB223.9 million as at 31 December 2024.

As at 30 June 2025, the cash and cash equivalents of the Group were mainly denominated in RMB and Hong Kong dollars.

Gearing ratio is calculated based on the total debt (of which debt represents interest-bearing borrowings) divided by the total equity as at the end of the reporting period. As at 30 June 2025, our Group has no interest-bearing borrowings and hence the gearing ratio was nil.

The capital structure of our Group is primarily equity which comprises issued share capital and reserves.

Current Ratio

Current ratio is calculated based on the total current assets divided by the total current liabilities at the end of the reporting period. The current ratio of our Group as at 30 June 2025 was approximately 2.4 times as compared to that of approximately 2.4 times as at 31 December 2024.

Charge on the Group Assets and Pledge of Assets

As at 30 June 2025, none of the assets of our Group was pledged and there were no charges on the Group's assets.

Contingent Liabilities

As at 30 June 2025, the Group did not have any material contingent liabilities.

Capital Commitments

As at 30 June 2025, the Group has capital expenditure commitments of RMB249.0 million relating to construction in progress.

Foreign Exchange Risks

Our Group mainly operates in the PRC with most of the transactions settled in Renminbi (“RMB”). Therefore, the Group is not exposed to significant foreign currency exchange risk except for certain bank balances denominated in Hong Kong dollars held by the Company. Currently, the Group did not enter into contracts to hedge its exposure to foreign exchange risk, but the management will continue to monitor the foreign exchange exposure, and take prudent measures to reduce the foreign exchange risk.

EMPLOYMENT AND REMUNERATION POLICY

As at 30 June 2025, our Group had 922 employees. We generally determine employees' compensation based on their qualification, position, seniority and performance. Pursuant to relevant laws and regulations in the PRC, we participate in various employee social security plans that are organised by applicable local municipal and provincial governments, including pension, medical, maternity, work-related injury and unemployment benefit plans. Total staff-related cost, including Directors' emoluments, was approximately RMB47.5 million during the Period.

MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

During the Period, our Group did not have any material acquisitions and disposals of subsidiaries, associates and joint ventures.

SIGNIFICANT INVESTMENTS

As at 30 June 2025, the Group did not have any significant investments accounting for more than 5% of the Group's total assets.

FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

There was no specific plan for material investments or capital assets as at 30 June 2025. In the event that the Group is engaged in any plan for material investments or capital assets, the Company will make announcement(s) and comply with relevant rules under the Listing Rules as and when appropriate.

FUTURE OUTLOOK

Our Group will steadfastly implement the following core strategies to consolidate and strengthen our leading position in the property-service sector:

1. Actively expand our property-management footprint, with particular emphasis on non-residential segments, covering a diverse range of sectors such as commercial complexes, industrial parks, and public venues.
2. Prudently identify high-quality merge and acquisition targets within the property-management industry, achieving a leap in both scale and capability through resource integration.
3. Deepen and broaden our suite of professional services, extending the scenarios in which we create value. Guided by customer needs, we will continuously raise professional standards, response speed, and customer satisfaction.
4. Increase investment in smart and digital initiatives, leveraging large-scale AI models to optimize management processes and innovate service models, thereby further improving operational efficiency and the customer service experience.

5. Centering on life services and asset services, we will enrich the portfolio of community value-added offerings — from basic convenience services to high-end, customized solutions — fully satisfying clients’ diversified needs.

We will remain committed to high-quality development, using “Precise Operations, Sustainable Growth, Service Excellence, and Effective Management” as our guiding principles to drive a client-centric service transformation. On the one hand, we will strengthen standardized service systems and quality-control mechanisms to ensure service stability and predictability; on the other, we will deepen distinctive service offerings in line with market demand and industry trends, enhancing our brand’s core competitiveness. At the same time, we will continuously anticipate market and industry developments, expanding service dimensions by evolving from traditional Property Management (PM) and Facility Management (FM) to Integrated Facility Management (IFM), aligning with the specialized and integrated development trends in non-residential property services.

Upholding our brand promise to “deliver service that exceeds client expectations,” we will deepen our engagement in the property-service sector by introducing three major service systems:

- “Standard + Customized Services”
- “Community Business + Social Operations”
- “Smart Technology + Scenario Applications”

Drawing on international best practices and management models while adapting to local market realities, we aim to create a property-service experience that is simultaneously high-quality, standardized, and imbued with human warmth, striving to become the industry’s leading high-end property-management brand.

Going forward, we will position ourselves as “All-Scenario Service Experts,” continuously enhancing our service systems and capabilities. In the residential property service sector, we will focus on elevating customers’ living experience through community management and customised services. In the non-residential property service sector, we will provide integrated facility management and business support services tailored to corporate operational needs. In public venues such as hospitals, stadiums, schools, and government facilities, we will develop specialized, standardized service solutions to ensure efficient and orderly operation. Ultimately, we seek to build a “Greater Property” management system centered on urban public spaces and resources, creating superior living and working environments for clients and the public at large.

In the face of intensifying industry competition and rapidly changing market conditions, we will respond with agile strategic adjustment, robust resource integration, and continuous innovation to keep pace with the times. By steadily enhancing our overall strength and market competitiveness, we aim to deliver solid growth and outstanding operating results to reward the trust of shareholders and investors. Simultaneously, we remain committed to fulfilling our social responsibilities, valuing our employees’ dedications, and thereby contributing to the high-quality development of the property-service industry.

CAPITAL RAISING ACTIVITIES AND THE USE OF PROCEEDS FROM GLOBAL OFFERING

On 9 March 2020 (the “**Listing Date**”), the Shares of our Company were listed on the Main Board of the Stock Exchange and 100,000,000 new Shares were issued in the Global Offering. After deducting the underwriting fees and commissions and other estimated expenses in connection with the Global Offering of ordinary Shares of par value HK\$0.01 each of our Company, including, a public offering in Hong Kong of 50,000,000 Shares and an international offering of 50,000,000 Shares, in each case at a price of HK\$1.99 per Share, net proceeds from the Global Offering amounted to approximately HK\$167.8 million (equivalent to RMB149.6 million). In accordance with our announcement on 31 January 2023 and the supplemental announcement on 1 March 2023 (the “**2023 Announcements**”), we have updated the expected timetable for use of proceeds and change in use of proceeds, for details, please refer to the 2023 Announcements. As at 30 June 2025, our Group had utilised approximately RMB89.6 million of the capital raised as follows:

Intended use of the net proceeds	Percentage	Planned	Utilised net	Net	Unutilised	Expected timeline for the usage of the unutilised net proceeds
		amount of the net proceeds for its intended use <i>RMB'million</i>	proceeds as at 31 December 2024 <i>RMB'million</i>	proceeds utilised during the Period <i>RMB'million</i>	net proceeds as at 30 June 2025 <i>RMB'million</i>	
1) Selective acquisition of suitable acquisition targets for the expansion of our business	40.1%	60.0	–	–	60.0	On or before 31 December 2025
2) Enhancement of our property engineering services	20.2%	30.2	30.2	–	–	N/A
3) Enhancement of our property management services	29.7%	44.5	44.5	–	–	N/A
4) General working capital	10.0%	14.9	14.9	–	–	N/A
		<u>149.6</u>	<u>89.6</u>	<u>–</u>	<u>60.0</u>	

CHANGES SINCE 31 DECEMBER 2024

Save as disclosed in this announcement, there were no other material changes in the Group's financial position or from the information disclosed under the management discussion and analysis section in the Company's 2024 annual report.

EVENTS AFTER THE REPORTING PERIOD

Save as disclosed in this announcement, there was no significant event after the Period and up to the date of this announcement.

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

Neither our Company nor any of its subsidiaries has purchased, sold or redeemed any of our Company's listed securities (including sale of treasury shares) during the Period.

CORPORATE GOVERNANCE CODE

The Company recognises the importance of good corporate governance for enhancing the management of the Company as well as preserving the interests of the shareholders of the Company as a whole. The Company has adopted corporate governance practices based on the principles and code provisions of the Corporate Governance Code (the "CG Code") as set out in Appendix C1 to the Listing Rules as its own code of corporate governance practices.

The Board is of the view that, the Company has complied with the relevant code provisions contained in the CG Code during the Period, save for deviation from code provision C.2.1 of the CG Code.

Pursuant to Code Provision C.2.1 of the CG Code, the roles of chairman and chief executive of the Company should be segregated. The Company is of the view that it is in the best interest of the Company that Mr. Qiu Ming, with his profound expertise in the property business, shall continue in his dual capacity as chairman and chief executive officer. The Board believes that the balance of power and authority for the present arrangement will not be impaired and is adequately ensured by the current Board composition and structure taking into account the background and experience of the Directors.

The Board will continue to review and monitor its code of corporate governance practices of the Company with an aim to maintaining a high standard of corporate governance.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS AND RELEVANT EMPLOYEES

Our Company has adopted the Model Code as set out in Appendix C3 to the Listing Rules. Our Company has made specific enquiry with all the Directors and each of them confirmed that they have complied with the required standards set out in the Model Code during the Period.

Our Company has adopted a code of conduct regarding securities transactions by the relevant employees of our Group who are considered likely to be in possession of unpublished inside information of our Company or its securities on no less exacting terms than the Model Code in relation to their dealings in the securities of our Company pursuant to Code Provision C.1.3 of the CG Code. To the best knowledge and belief of our Directors, all relevant employees have fully complied with the required standard of such code.

AUDIT COMMITTEE

As at the date of this announcement, the audit committee of the Company (the “**Audit Committee**”) comprises three independent non-executive Directors, namely Mr. Feng Zhidong (Chairman), Mr. Zhou Sheng and Mr. Xu Chun. The Audit Committee is primarily responsible to assist the Board in reviewing and monitoring the financial reporting process, risk management and internal control systems of our Group, overseeing the audit process and performing other duties and responsibilities as may be assigned by the Board from time to time.

The Audit Committee has reviewed, with Company’s management, the accounting principles and practices adopted by our Group, and discussed, among other things, auditing and financial reporting matters including a review of the unaudited interim condensed consolidated financial results of our Group for the Period.

PUBLICATION OF INTERIM RESULTS ANNOUNCEMENT AND INTERIM REPORT

This interim results announcement is published on the websites of the Stock Exchange (www.hkexnews.hk) and our Company (www.xingyewulian.com). The interim report of our Company for the Period containing all the information required by Appendix D2 to the Listing Rules will be available on the above websites in due course and despatched to our Company’s shareholders upon request.

* *English translation of company names or another language which are marked with “*” are for identification purpose only.*

ACKNOWLEDGEMENT

We would like to thank the management and all of our staff for their hard work and dedication, as well as our shareholders for their continuous support to our Group.

On behalf of the Board
Xingye Wulian Service Group Co. Ltd.
Qiu Ming
Chairman and Chief Executive Officer

Hong Kong, 28 August 2025

As at the date of this announcement, the Board comprises Mr. Qiu Ming as the executive Director; Ms. Zhang Huiqi, Mr. Wang Jinhua and Mr. Liu Zhenqiang as non-executive Directors and Mr. Xu Chun, Mr. Feng Zhidong and Mr. Zhou Sheng as independent non-executive Directors.