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中海物業
CHINA OVERSEAS PROPERTY

CHINA OVERSEAS PROPERTY HOLDINGS LIMITED
中 海 物 業 集 團 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2669)

INSIDE INFORMATION
UPDATE ON FY2025 FINANCIAL PERFORMANCE

This announcement is made by China Overseas Property Holdings Limited (the "**Company**", together with its subsidiaries, collectively the "**Group**") pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

The board of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the preliminary review of the unaudited management accounts of the Group for the financial year ended 31 December 2025 ("**FY2025**") and information currently available to the Board, the overall revenue of the Group for FY2025 increased by approximately 5-7% compared to the financial year ended 31 December 2024 ("**FY2024**"*), aligning with the Group's full-year development expectations. Despite facing severe challenges in both internal and external economic environments, the management of the Group flexibly responded to market changes and promptly adjusted the business strategy, enabling the Group to achieve an overall revenue growth.

However, during the period of transformation and restructuring, substantial resource investments were required, and the payback period was prolonged, affecting the pace of profit generation. This exerted pressure on the Company's gross profit and profit attributable to ordinary equity holders, which decreased by approximately 3-4% and 9-10% respectively as compared to FY2024*. Among these, the amortization expenses for research and development costs increased due to investments in intelligent engineering projects under the value-added services to non-residents, resulting in this segment recording a loss for the first time. Meanwhile, the gross profit margins of other engineering businesses generally declined due to intense price competition. In traditional property management services, the market was assailing by price reductions and contract withdrawals, and the slowdown in contract conversion caused by the downturn in the real estate industry further contributed to the decline in gross profit margins. Fortunately, amid unprecedented challenges in the industry, the Group's newly expanded city services developed as planned, achieving growth in both revenue and profitability.

* According to the announcement of the Company dated 24 December 2025 in relation to the capital increase in China Construction Property Management Co., Ltd. ("**CCPM**"), following the capital increase, the financial results of CCPM will consolidate into the financial statements of the Group using merger accounting method. Consequently, the Group's financial data for the FY2024 will be restated, with the unaudited overall revenue, gross profit, and profit attributable to ordinary equity holders for the FY2024 being approximately RMB 14,110 million, RMB 2,340 million, and RMB 1,510 million, respectively.

The information contained in this announcement is only based on the preliminary assessment by the Board of the unaudited consolidated management accounts of the Group for FY2025 and information currently available to the Board, which have not been audited or reviewed by the auditors and the audit committee of the Company and may be subject to change. The Company is still in the process of finalising its consolidated annual results for FY2025. Shareholders and potential investors are advised to read carefully the audited annual results announcement of the Company for FY2025, which is expected to be published by the end of March 2026.

Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company.

By order of the Board
China Overseas Property Holdings Limited
Zhang Guiqing
Chairman and Executive Director

Hong Kong, 27 January 2026

As at the date of this announcement, the Board comprises seven Directors, of which three are Executive Directors, namely Mr. Zhang Guiqing (Chairman), Mr. Xiao Junqiang (Chief Executive Officer) and Mr. Kam Yuk Fai (Chief Financial Officer); two are Non-executive Directors, namely, Mr. Guo Lei and Ms. Ng, Yat Wing Athena; and two are Independent Non-executive Directors, namely, Mr. Yung, Wing Ki Samuel and Mr. Lim, Wan Fung Bernard Vincent.