越秀服務集團有限公司
YUEXIU SERVICES GROUP LIMITED

(Incorporated in Hong Kong with limited liability)
(Stock code: 06626)

INSIDE INFORMATION
PROFIT WARNING

This announcement is made by Yuexiu Services Group Limited (the "**Company**") pursuant to the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571) (the "**SFO**") and Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**").

The board ("**Board**") of directors ("**Directors**") of the Company (and together with its subsidiaries, the "**Group**") hereby informs the shareholders of the Company and potential investors that, based on the preliminary assessment of the Group's unaudited consolidated management accounts for the year ended 31 December 2025 (the "**2025 Financial Year**") and information currently available to the Board, the profit attributable to equity holders for the 2025 Financial Year is expected to decrease by approximately 20% to 25% compared to the year ended 31 December 2024 (the "**2024 Financial Year**"), while core net profit is expected to decline by approximately 45% to 50% compared to the 2024 Financial Year. Core net profit refers to profit attributable to equity holders excluding the impact of goodwill impairment.

The anticipated decrease in profit attributable to equity holders and core net profit was primarily due to a decline in gross profit margin, which was mainly due to the following factors:

(1) contraction in high-margin value-added services , such as brokerage services, as impacted by a significant downturn in the real estate sector;

(2) the completion of a specific phase of non-recurring home decoration business, leading to a decline in both revenue and gross profit from this segment;

(3) a rise in overall operational costs due to increased costs in service quality enhancements and other initiatives to stabilise the occupancy rates of commercial projects; and

(4) an increase in labour costs due to policy changes.

Looking ahead to 2026, the Group will continue to pursue long-term growth with quality. It will proactively adapt to industry changes, focusing on achieving high-quality growth in the scale of its non-residential business. The Group will also accelerate the development of value-added services to create new profit sources, aiming for structural optimisation and operational efficiency as it advances steadily towards its vision of becoming a "trusted smart city service provider".

As the Group is still in the process of compiling and finalising its annual results for the 2025 Financial Year, the information contained in this announcement is based solely on a preliminary assessment made by the Board with reference to the information currently available, and is not based on any data or information audited or reviewed by the Group's auditors. Such information is therefore subject to adjustments upon further review and finalisation of the Group's annual results for the 2025 Financial Year.

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

By Order of the Board of
Yuexiu Services Group Limited
Yu Tat Fung
Company Secretary

Hong Kong, 13 February 2026

As at the date of this announcement, the Board comprises:

Executive Directors:	*WANG Jianhui, ZHANG Chenghao and ZHANG Jin*
Non-executive Directors:	*JIANG Guoxiong (Chairman) and YANG Zhaoxuan*
Independent Non-executive Directors:	*HUNG Shing Ming, HUI Lai Kwan and LEUNG Yiu Man*