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EVERBRIGHT GRAND CHINA ASSETS LIMITED
光大永年有限公司

*(Incorporated in the British Virgin Islands with limited liability and
transferred by way of continuation into the Cayman Islands)*
(Stock code: 3699)

ANNUAL RESULTS ANNOUNCEMENT
FOR THE YEAR ENDED 31 DECEMBER 2025

The board (the “**Board**”) of directors (the “**Director(s)**”) of Everbright Grand China Assets Limited (the “**Company**”) is pleased to announce the consolidated financial results of the Company and its subsidiaries (collectively, the “**Group**”) for the year ended 31 December 2025 together with the comparative figures for the year ended 31 December 2024.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

for the year ended 31 December 2025

	<i>Note</i>	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Revenue	3	49,929	45,910
Cost of services		<u>(15,341)</u>	<u>(12,900)</u>
Gross profit		34,588	33,010
Valuation gains on investment properties		10,282	6,562
Other net income	4	5,726	9,757
Distribution costs		(156)	(212)
Administrative expenses		(18,513)	(18,726)
Impairment loss on trade and other receivables		(233)	(354)
Other operating expenses		<u>(151)</u>	<u>(912)</u>
Profit from operations		31,543	29,125
Finance costs	5	<u>(51)</u>	<u>(18)</u>
Profit before tax	5	31,492	29,107
Income tax	6	<u>(11,964)</u>	<u>(3,847)</u>
Profit for the year attributable to equity shareholders of the Company		19,528	25,260
Earnings per share			
Basic and diluted (RMB cents per share)	7	<u>4.42</u>	<u>5.72</u>

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

for the year ended 31 December 2025

	<i>Note</i>	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Profit for the year		<u>19,528</u>	<u>25,260</u>
Other comprehensive income for the year (after tax)			
<i>Item that will not be reclassified to profit or loss:</i>			
Exchange differences on translation of financial statements of the Company		(21,772)	14,757
<i>Item that is or may be reclassified subsequently to profit or loss:</i>			
Exchange differences on translation of financial statements of Companies outside Chinese Mainland		<u>18,494</u>	<u>(14,448)</u>
Other comprehensive income for the year		<u>(3,278)</u>	<u>309</u>
Total comprehensive income for the year attributable to equity shareholders of the Company		<u><u>16,250</u></u>	<u><u>25,569</u></u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 December 2025

	<i>Note</i>	2025 RMB'000	2024 <i>RMB'000</i>
Non-current assets			
Investment properties		979,000	967,100
Property, plant and equipment		1,307	1,491
Right-of-use assets		2,463	211
Deferred tax assets		552	494
		983,322	969,296
Current assets			
Trade and other receivables	8	5,590	8,391
Cash and bank balances		130,972	231,498
Financial assets measured at amortised cost		104,428	—
		240,990	239,889
Current liabilities			
Trade and other payables	9	17,283	17,929
Contract liabilities		757	1,075
Lease liabilities		1,131	211
Current taxation		955	683
		20,126	19,898
Net current assets		220,864	219,991
Total assets less current liabilities		1,204,186	1,189,287

	<i>Note</i>	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Non-current liabilities			
Lease liabilities		1,349	—
Deferred tax liabilities		204,107	197,450
		<u>205,456</u>	<u>197,450</u>
NET ASSETS		<u>998,730</u>	<u>991,837</u>
CAPITAL AND RESERVES			
Share capital		345,042	345,042
Reserves		653,688	646,795
TOTAL EQUITY		<u>998,730</u>	<u>991,837</u>

NOTES TO THE FINANCIAL STATEMENTS

31 December 2025

1 CORPORATE AND GROUP INFORMATION

Everbright Grand China Assets Limited (the “**Company**”) is a limited liability company incorporated in the British Virgin Islands (the “**BVI**”) and transferred by way of continuation into the Cayman Islands. The registered address of the Company is P.O. Box 309, Uglund House, Grand Cayman, KY1-1104, Cayman Islands and the principal place of business in Hong Kong is located at Room 1302, 13th Floor, Bank of East Asia Harbour View Centre, 56 Gloucester Road, Wanchai, Hong Kong.

During the year, the principal activities of the Company and its subsidiaries (collectively referred to as the “**Group**”) were property leasing, the provision of property management services.

In the opinion of the directors, the immediate holding company and the ultimate holding company of the Company are Lucky Link Investments Limited and China Investment Corporation, which are incorporated in the BVI and established in the People’s Republic of China (“**PRC**”), respectively.

2 MATERIAL ACCOUNTING POLICIES

2.1 STATEMENT OF COMPLIANCE

These financial statements have been prepared in accordance with HKFRS Accounting Standards, which collective term includes all applicable individual Hong Kong Financial Reporting Standards (“**HKFRSs**”), Hong Kong Accounting Standards (“**HKASs**”) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”) and the disclosure requirements of the Hong Kong Companies Ordinance. These financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. Material accounting policies adopted by the Group are disclosed below.

The HKICPA has issued certain new or amended HKFRS Accounting Standards that are first effective or available for early adoption for the current accounting period of the Group. Note 2.3 provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current accounting period reflected in these financial statements.

2.2 BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

The consolidated financial statements for the year ended 31 December 2025 comprise the Company and its subsidiaries (together referred to as the “**Group**”).

The measurement basis used in the preparation of the financial statements is the historical cost basis except for investment properties which are stated at its fair value. The consolidated financial statements are presented in RMB, rounded to the nearest thousand, unless otherwise indicated.

The preparation of financial statements in conformity with HKFRS Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

2.3 CHANGES IN ACCOUNTING POLICIES

The Group has applied amendments to HKAS 21, The effects of changes in foreign exchange rates — Lack of exchangeability issued by the HKICPA to these financial statements for the current accounting period. The amendments do not have a material impact on these financial statements as the Group has not entered into any foreign currency transactions in which the foreign currency is not exchangeable into another currency.

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

3 REVENUE AND SEGMENT REPORTING

(a) Revenue

The principal activities of the Group are property leasing and provision of property management services.

(i) Disaggregation of revenue

Disaggregation of revenue from each significant category is as follows:

	Year ended 31 December	
	2025 RMB'000	2024 RMB'000
Revenue from contracts with customers within the scope of HKFRS 15		
Provision of property management services	15,893	15,363
Revenue from other sources		
Gross rentals from investment properties	34,036	30,547
	49,929	45,910

Disaggregation of revenue from contracts with customers by the timing of revenue recognition is as follows:

	Year ended 31 December	
	2025 RMB'000	2024 RMB'000
Disaggregated by timing of revenue recognition		
— Over time	15,893	15,363

The Group's customer base is diversified and includes four customers with whom transactions have exceeded 10% of the Group's revenues for the year ended 31 December 2025 (2024: three customers). Revenues from these customers amounted to approximately RMB22,379,000 in 2025 (2024: RMB16,102,000).

(ii) *Revenue expected to be recognised in the future arising from contracts with customers in existence at the reporting date*

As at 31 December 2025, the remaining performance obligation under the Group's existing contracts is RMB17,901,000 (2024: RMB22,996,000). This amount represents revenue expected to be recognised in the future from the contracts for provision of property management services. The Group will recognise the expected revenue of provision of property management services when the services are completed, which is expected to occur over the next one to five years.

(b) **Segment reporting**

The Group manages its businesses as a whole by the most senior executive management for the purposes of resource allocation and performance assessment. The Group's chief operating decision maker is the chief executive officer of the Group who reviews the Group's consolidated results of operations in assessing performance of and making decisions about allocations to this segment.

Accordingly, no reportable segment information is presented.

The Group primarily operates in Chinese Mainland and accordingly, no geographical information is presented.

4 OTHER NET INCOME

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Interest income from bank deposits and financial assets measured at amortised cost	4,732	6,485
Net foreign exchange gain	93	2,235
Government grants	741	357
Others	160	680
Total	<u>5,726</u>	<u>9,757</u>

5 PROFIT BEFORE TAXATION

Profit before taxation is arrived at after charging:

(a) Finance costs

	Year ended 31 December	
	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Interest on lease liabilities	<u>51</u>	<u>18</u>

(b) Staff costs

	Year ended 31 December	
	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Contributions to defined contribution retirement plan	853	1,112
Salaries, wages and other benefits	<u>15,004</u>	<u>16,264</u>
	<u>15,857</u>	<u>17,376</u>

(c) Other items

	Year ended 31 December	
	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Depreciation charge		
— property, plant and equipment	211	212
— right-of-use assets	<u>1,164</u>	<u>1,223</u>
Auditor's remuneration		
— audit services	<u>1,440</u>	<u>1,440</u>

* Cost of services rendered includes RMB3,535,000 (2024: RMB4,138,000) relating to staff costs, which are also included in the respective total amounts disclosed separately above or in note 5(b) for this type of expense.

6 INCOME TAX IN THE CONSOLIDATED STATEMENT OF PROFIT OR LOSS

(a) Taxation in the consolidated statement of profit or loss represents:

No provision for Hong Kong profits tax has been made as the Group did not generate any assessable profits arising in Hong Kong during the year (2024: Nil).

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Current tax		
Provision for the year:		
— The PRC CIT	3,483	2,226
— Withholding tax	1,882	181
	<u>5,365</u>	<u>2,407</u>
Deferred tax		
Origination and reversal of temporary differences	6,599	1,440
	<u>11,964</u>	<u>3,847</u>

(b) Reconciliation between tax expense and accounting profit at applicable tax rates:

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Profit before taxation	31,492	29,107
Tax at the statutory tax rates, calculated at the rates applicable to profits in the countries and jurisdictions concerned	9,940	8,887
Preferential tax rates	(571)	(570)
Expenses not deductible for tax	8	86
Income not subject to tax	(216)	(212)
Recognition of temporary difference previously not recognised	—	(4,474)
Effect of withholding tax on the distributed profits of the Group's PRC subsidiaries	1,882	181
Others	921	(51)
	<u>11,964</u>	<u>3,847</u>
Actual tax expense	<u>11,964</u>	<u>3,847</u>

All subsidiaries of the Company established and operating in Chinese Mainland are subject to the PRC CIT at an applicable rate of 25%.

Pursuant to “Announcement on Further Implementing the Preferential Income Tax Policies for Micro and Small Enterprises (Announcement No. 13 [2022])” and “Announcement on the Preferential Income Tax Policies for Micro and Small Enterprises and Sole Proprietorship Enterprises (Announcement No. 6 [2023])”, Chengdu Everbright Property Management Co., Ltd. and Chengdu Sing Kong City Real Estate Co., Ltd. fall within the eligible industry category and are eligible to enjoy the preferential income tax rate of 5% (a reduced rate of 25% of the taxable income amount, and be subject to corporate income tax at a 20% tax rate for income that does not exceed RMB3,000,000) for the year ended 31 December 2025 (2024: 5% for taxable income that does not exceed RMB3,000,000).

Tax for other entities of the Group is charged at their respective applicable income tax rates ruling in the relevant jurisdictions.

According to PRC corporate income tax laws and its implementation rules, dividends receivable and interest income by non-PRC corporation residents from PRC enterprise are subject to withholding tax at a rate of 10%, unless reduced by tax treaties or arrangements, for profits earned since January 1, 2008. In addition, under the Mainland-Hong Kong Double Tax Arrangement and its relevant regulations, a qualified Hong Kong tax resident will be liable for withholding tax at the rate 5% for dividend income and interest income derived from the PRC if the Hong Kong tax resident is the “beneficial owner” and holds 25% more of the equity interests of the PRC enterprise.

Since the Group can control the amount and timing of distribution of profits of the Group’s PRC subsidiaries, deferred tax liabilities are only provided to the extent that such profits are expected to be distributed in the foreseeable future.

(c) **Dividends**

(i) *Dividends payable to equity shareholders of the company attributable to the year*

	Year ended 31 December	
	2025	2024
	<i>RMB’000</i>	<i>RMB’000</i>
Interim dividend declared and paid of RMB0.73 cents per ordinary share (2024: RMB0.78 cents per ordinary share)	3,222	3,443
Final dividend proposed after the end of the reporting period of RMB1.04 cents per ordinary share (2024: RMB1.39 cents per ordinary share)	4,591	6,135
	<u>7,813</u>	<u>9,578</u>

The final dividend proposed after the end of the reporting period has not been recognised as a liability at the end of the reporting period.

The Board has proposed to pay a final dividend of RMB1.04 cents per share (2024: RMB1.05 cents) for the year ended 31 December 2025 and no special dividend (2024: RMB0.34 cents).

- (ii) *Dividends payable to equity shareholders of the company attributable to the previous financial year, approved and paid during the year*

	Year ended 31 December	
	2025	2024
	RMB'000	RMB'000
Final dividend in respect of the previous financial year, approved and paid during the year, of RMB1.39 cents per share (2024: RMB0.6 cents per share)	6,135	2,648

7 EARNINGS PER SHARE

The calculation of the basic earnings per share amounts is based on the profit for the year attributable to equity shareholders of the Company of RMB19,528,000 (2024:RMB25,260,000), and the weighted average number of ordinary shares of 441,400,000 (2024: 441,400,000) in issue during the year.

The Group had no potentially dilutive ordinary shares in issue during the years ended 31 December 2025 and 2024.

8 TRADE AND OTHER RECEIVABLES

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Trade receivables, net of loss allowance	3,735	6,859
Other receivables	1,855	1,532
	5,590	8,391

As of the end of the reporting periods, the ageing analysis of trade receivables (which are included in trade and other receivables), based on the invoice date, is as follows:

	As at 31 December	
	2025	2024
	RMB'000	RMB'000
Within 3 months	3,735	6,859

Trade receivables are due pursuant to the terms of the agreements.

9 TRADE AND OTHER PAYABLES

	As at 31 December	
	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Trade payables	285	292
Other taxes payable	1,353	1,144
Deposits received	2,659	4,253
Accrued payroll and other benefits	3,328	3,801
Rental receipt-in-advance	7,142	6,786
Other payables	2,516	1,653
	<hr/>	<hr/>
Total	17,283	17,929
	<hr/> <hr/>	<hr/> <hr/>

As at the end of the reporting period, the ageing analysis of trade payables (which are included in trade and other payables), based on the invoice date, is as follows:

	As at 31 December	
	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Within 3 months	141	138
Over 3 months and within 1 year	144	154
	<hr/>	<hr/>
Total	285	292
	<hr/> <hr/>	<hr/> <hr/>

MANAGEMENT DISCUSSION AND ANALYSIS

Financial Result

For the financial year ended 31 December 2025, the Group's revenue and profit attributable to equity shareholders of the Company amounted to approximately RMB49.9 million (2024: approximately RMB45.9 million) and approximately RMB19.5 million (2024: approximately RMB25.3 million), respectively.

Business Review

The Group is principally engaged in the businesses of property leasing and the provision of property management services.

The Group's revenue for the year ended 31 December 2025 amounted to approximately RMB49.9 million (2024: approximately RMB45.9 million), which represented an increase of approximately 8.7% as compared to the previous year, mainly driven by an increase in gross rentals from investment properties. Profit attributable to equity shareholders of the Company for the year ended 31 December 2025 was approximately RMB19.5 million (2024: approximately RMB25.3 million), which represented a decrease of approximately 22.9% as compared to the previous year. The decrease in profit was mainly due to the increase in dividend withholding tax and deferred tax recognized in 2025. The basic earnings per share for the year ended 31 December 2025 was approximately RMB4.42 cents (2024: RMB5.72 cents). The review of the Group's business segment is set out below.

Property Leasing

The rental income from the Group's property leasing business was approximately RMB34.0 million for the year ended 31 December 2025 (2024: RMB30.5 million). The addition of a new tenant in 2025 led to an increase in total rental income. The Group's leasing properties are located in Chengdu, Sichuan province and Kunming, Yunnan province in the PRC. As at 31 December 2025, the Group's property portfolio comprises three commercial buildings, namely Everbright Financial Center, part of Everbright International Mansion and Ming Chang Building, with a total gross floor area ("GFA") of approximately 89,507 square meters ("sq.m.").

Property Leasing Portfolio

	As at 31 December 2025		Average occupancy rate				Rental income for the year	
	GFA owned	Commercial use GFA ⁽¹⁾	Average occupancy rate		(Commercial use) ⁽¹⁾		ended 31 December	
			2025	2024	2025	2024	2025	2024
	(sq.m.)	(sq.m.)	%	%	%	%	RMB (million)	RMB (million)
Commercial Properties								
Everbright Financial Center	34,335	31,175	81%	55%	90%	61%	18.3	13.4
Everbright International Mansion	38,199	28,509	63%	68%	84%	91%	8.8	9.6
Ming Chang Building	16,973	16,973	69%	76%	69%	76%	6.9	7.5
	<u>89,507</u>	<u>76,657</u>					<u>34.0</u>	<u>30.5</u>

Notes:

- (1) Excluding warehouses and parking spaces which cannot be used as offices, commercial spaces or residence.
- (2) All the properties are located in the PRC and held under medium-term lease.

Property Management Services

The Group provided property management services for its properties, namely, Everbright Financial Center and Everbright International Mansion. Revenue from the Group's property management services was approximately RMB15.9 million for the year ended 31 December 2025 (2024: RMB15.4 million). The slight increase in revenue from property management services was attributable to improved restaurant performance. As at 31 December 2025, the total GFA under the Group's management is 72,534 sq.m..

Investment Properties

The Group's investment properties mainly consist of land and/or buildings which are owned or held under leasehold interest to earn rental income and/or for capital appreciation. As at 31 December 2025, the fair value of the investment properties was RMB979.0 million (2024: RMB967.1 million), representing an increase of approximately 1.23% as compared to the previous year. The valuation gains on investment properties for the year ended 31 December 2025 amounted to approximately RMB10.3 million (2024: approximately RMB6.6 million).

PROSPECTS

Looking back at 2025, intensified geopolitical risks, trade protectionism and frequent fluctuations in tariff barriers were the primary uncertainties affecting the global economic outlook. According to the “Global Economic Prospects” report released by the World Bank, the global economic growth forecast for 2026 has been revised up to 2.6%. The World Bank indicated that despite ongoing trade tensions, the global economy has demonstrated greater resilience than anticipated. Facing a complex situation with increasing external pressures and internal difficulties, China continued to promote high-quality development, with its economy maintaining overall stability and steady progress. According to preliminary calculations, China’s full-year GDP for 2025 reached approximately RMB140.2 trillion, representing a 5% increase compared to 2024, achieving the target set at the beginning of the year.

With steady economic growth, the demand from businesses for commercial space increased. Coupled with urbanisation spurring the development of new commercial districts, this further stimulated the increase in demand for commercial properties, thereby promoting the development of commercial property management and leasing. The Chinese government’s adoption of preferential policies focused on reducing existing stock and optimising industrial layout for commercial real estate also provided support for the development of the property management and leasing industry.

The properties under management of the Group are primarily commercial properties. Affected by factors such as the macroeconomic environment and market competition, while tenants, lease agreements and occupancy rates remained stable in 2025, rental levels for newly signed leases were lower compared to the previous period. To address the pressure of rental reductions, the Group will continue to enhance customer satisfaction by incorporating value-added services such as property maintenance and repair, facility management and community event planning into new leases in the future.

The Group’s existing properties are primarily concentrated in two key cities, Chengdu, Sichuan province and Kunming, Yunnan province, comprising three commercial buildings, namely Everbright Financial Center, Everbright International Mansion and Ming Chang Building. Leveraging their prime locations and high-quality attributes, these properties have attracted a significant number of state-owned enterprises and large institutions, laying a solid foundation for the leasing business. In recent years, we have successfully attracted tenants from emerging industries, such as the software and technology sectors, and have been providing digital services to them. In the future, the Group will promote the diversified development of its business, striving to attract more high-quality merchants.

In addition, the further escalation of the situation in the Middle East in March 2026 has led to rising energy prices, heightened inflation expectations and slower economic growth, all of which are core factors affecting overseas investment decisions. Accordingly, the Group will carefully reassess its asset allocation and regional risks with respect to its overseas investment plans. Despite the current significant volatility in the global economy, the Group will adhere to the principle of prudent operation, flexibly seize investment windows, and ensure the safety of capital operations.

The Group will actively utilise technology to promote the development of smart properties, enhance operational efficiency and the customer experience, improve the intelligence and refinement of property management, and elevate overall service quality and customer satisfaction.

Facing the current business environment, the Group will continue to rise to challenges and fully leverage the synergies with its parent company, China Everbright Group, and actively expand diversified value-added services to enrich our revenue structure and enhance brand influence. In light of industry transformation and upgrading, the Group remains committed to prudent operations, placing emphasis on risk management and internal controls. We will respond flexibly to macroeconomic and policy changes, continuously optimise our asset portfolio, and strengthen our resilience against risks.

Looking ahead, despite the various challenges currently faced by the real estate and property management industry, with the support of policies and gradual market recovery, the Group is confident about the future. Building on a foundation of prudent operations, we will actively explore new development opportunities to create greater value for the shareholders.

LIQUIDITY AND FINANCIAL RESOURCES

The total equity of the Group as at 31 December 2025 was approximately RMB998.7 million (2024: approximately RMB991.8 million). As at 31 December 2025, the Group maintained cash and bank balances of approximately RMB131.0 million (2024: approximately RMB231.5 million) and fixed deposits with original maturity of more than three months of approximately RMB104.4 million (2024: Nil). The Group's net current assets was approximately RMB220.9 million as at 31 December 2025 (2024: approximately RMB220.0 million). As at 31 December 2025, the Group's current assets amounted to approximately RMB241.0 million (2024: approximately RMB239.9 million). The increase in current assets was mainly a result of the increase in deposits with maturity of more than three months and cash and bank balances during the year. As at 31 December 2025, the Group's current liabilities were RMB20.1 million (2024: approximately RMB19.9 million). The increase in current liabilities was mainly due to the increase in lease liabilities renewed.

The working capital and long-term funding required by the Group are primarily derived from income generated from core business operations. The Group's gearing ratio, being measured by the Group's total liabilities over its total assets, was 18.4% (2024: 18.0%) as at 31 December 2025. The Group's liquidity position was well-managed in this year. To manage the liquidity risk, an adequate level of cash and cash equivalents that the Group considers sufficient to finance its operations and mitigate the effects of fluctuations in cash flow has been maintained.

CHARGES ON GROUP ASSETS

As at 31 December 2025, the Group had no charged assets (2024: Nil).

FOREIGN EXCHANGE

The Group's transactions, monetary assets and liabilities are principally denominated in RMB. The management of the Group is of the opinion that the Group has not experienced any material difficulties or effects on its operations or liquidity as a result of the fluctuations in currency exchange rates during the years ended 31 December 2025 and 2024. Therefore, the Group did not engage in any hedging activities.

CONTINGENT LIABILITY

As at 31 December 2025, the Group had no contingent liability (2024: Nil).

USE OF NET PROCEEDS FROM THE LISTING

The net proceeds raised from the global offering on 16 January 2018 (the “**Listing Date**”), after deducting relevant listing expenses, was approximately RMB116.1 million (“**Net Proceeds**”). Up to 31 December 2025, the Group had used approximately RMB17.8 million (2024: RMB16.3 million) of the Net Proceeds for the purposes as set out in the section headed “Future Plans and Use of Proceeds” in the prospectus of the Company dated 29 December 2017 (“**Prospectus**”).

		Amount	Utilised during the	Amount	Unutilised Net Proceeds	Expected timeline for
	Net Proceeds	utilised up to	year ended	utilised up to	as at	utilising the remaining
	31 December	31 December	31 December	31 December	31 December	Net Proceeds ^(Note)
	2024	2025	2025	2025	2025	
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	
Acquisition of properties in the major cities of the United Kingdom (“U.K.”)	92,904	3,162	0	3,162	89,742	Expected to be fully utilised on or before 31 December 2026
Upgrade in building facilities and/or renovating the properties of the Group	11,613	9,028	1,435	10,463	1,150	Expected to be fully utilised on or before 31 December 2026
Working capital and general corporate purposes	11,613	4,140	0	4,140	7,473	N/A
Total	116,130	16,330	1,435	17,765	98,365	

Note: The expected timeline for fully utilising the unutilised Net Proceeds is based on the best estimations of the future market conditions made by the Group and is subject to change based on the current and future development of the market conditions.

As at 31 December 2025, the unutilised Net Proceeds was approximately RMB98.4 million (2024: RMB99.8 million).

Since 2024, the Group has conducted site visits and research and has been liaising with property agents for acquisition of property in London that fit the Group's selection criteria and development strategy. Taking into account the fluctuation in the U.K. property prices and the changing demand in the U.K. housing market, the time required to identify suitable targets which fit the Group's selection criteria and development strategy and the time required to complete such acquisition, it is expected that the remaining amount of the unutilised Net Proceeds allocated for acquisition of properties in major cities of the U.K. will be fully utilized by the end of 2026.

During the year ended 31 December 2025, improvements and upgrades have gradually been made to the properties on necessary basis to allow the Group to improve the properties' occupancy rates and further increase their average rent. Considering our development strategies and the time required to undergo upgrades and renovation, it is expected that the remaining amount of the unutilised Net Proceeds allocated for upgrading building facilities and/or renovating the properties of the Group will be fully utilized by the end of 2026.

In 2026, the Directors will closely monitor the current and future market development to evaluate its business objectives and to apply the unutilised Net Proceeds according to the changing market conditions to create greater value for the Shareholders.

The unutilised Net Proceeds will be applied according to the purposes set out in the section headed "Future Plans and Use of Proceeds" of the Prospectus. The Directors considered that it would be in the best interest of the Group to deposit such funds temporarily in the bank accounts to earn interest income and are not aware of any material change to the proposed use of the proceeds as at the date of this announcement.

EMPLOYEES AND EMOLUMENT POLICY

As at 31 December 2025, the Group employed a total of 106 employees (2024: 107 employees) and appointed 8 Directors. Total staff costs, including Directors' emoluments, of the Group were approximately RMB15.9 million (2024: RMB17.4 million). The Group regularly reviews remuneration policies and packages to ensure that they comply with the relevant regulatory requirements and market conditions.

ANNUAL GENERAL MEETING

The 2026 annual general meeting ("AGM") of the Company will be held on Thursday, 11 June 2026. The notice of the AGM will be published on the websites of the Company (www.ebgca.com.hk) and the Stock Exchange of Hong Kong Limited ("**the Stock Exchange**", www.hkexnews.hk) and despatched to the Shareholders in the manner as required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**") in due course.

FINAL DIVIDEND

The Company remains committed to maintaining a stable dividend policy and rewarding its shareholders for their long-standing support. Accordingly, the Board has proposed to pay a final dividend of RMB1.04 cents (equivalent to HK1.18 cents) per share (2024: RMB1.05 cents) for the year ended 31 December 2025, payable to the Shareholders whose names appear on the register of members of the Company (the “**Register of Members**”) on Friday, 26 June 2026. Together with the interim dividend of RMB0.73 cents per share, the full year dividend amounts to RMB1.77 cents per share (2024: RMB2.17 cents per share).

Subject to approval by the Shareholders of the payment of final dividend at the forthcoming AGM of the Company to be held on Thursday, 11 June 2026, the proposed final dividend will be paid to the Shareholders on or about Friday, 17 July 2026.

The proposed final dividend will be paid in Hong Kong dollars. The exchange rate for the dividend to be paid in Hong Kong dollars is the central parity rate of Hong Kong dollars to RMB as announced by the People’s Bank of China on Tuesday, 24 March 2026.

CLOSURE OF REGISTER OF MEMBERS

For the purpose of determining the Shareholders’ eligibility to attend and vote at the AGM and entitlement to the final dividend, the Register of Members will be closed in accordance with the following timetable:

- (i) For determining the Shareholders’ eligibility to attend and vote at the AGM:
 - (a) Latest time to lodge transfer documents
for registration 4:30 pm on Friday,
5 June 2026
 - (b) Closure of Register of Members Monday, 8 June 2026 to
Thursday, 11 June 2026
(both dates inclusive)
 - (c) Record date Thursday, 11 June 2026
- (ii) For determining entitlement to the final dividend:
 - (a) Latest time to lodge transfer documents
for registration 4:30 pm on Thursday,
18 June 2026

- (b) Closure of Register of Members Monday, 22 June 2026 to
Friday, 26 June 2026
(both dates inclusive)
- (c) Record date Friday, 26 June 2026

During the above closure periods, no transfer of shares will be registered. In order to be eligible to attend and vote at the AGM, and to qualify for the proposed final dividend, all transfer forms accompanied by the relevant share certificates must be lodged with the Company's branch share registrar, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than the relevant latest time set out above.

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

During the year ended 31 December 2025, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares (as defined under the Listing Rules)).

As at 31 December 2025, there were no treasury shares held by the Company.

SHARE OPTION SCHEME

The Company adopted a share option scheme on 15 December 2017 (the "**Share Option Scheme**") for the purpose of providing incentive or rewarding eligible persons ("**Eligible Persons**"). Eligible Persons include director, employee, agent, consultant, business partner, joint venture partner, supplier of goods or services or any director or employee of such supplier, customer or any director or employee of such customer, and person or entity that provides research, development or other technological support or any advisory, consultancy or professional services or any director or employee of such entity, who has contributed or will contribute to the Group on the basis of their contribution to the development and growth of the Group.

The Share Option Scheme became effective on the Listing Date and, unless otherwise cancelled or amended, will remain in force for 10 years from the date of adoption of the Share Option Scheme (i.e. 14 December 2027).

No share options were granted under the Share Option Scheme since its adoption or approval. 44,140,000 share options (representing 10% of the issued shares of the Company) were available for grant at the beginning and the end of the year ended 31 December 2025.

CORPORATE GOVERNANCE

The Board is committed to maintaining statutory and regulatory standards and adherence to the principles of corporate governance with emphasis on transparency, independence, accountability and responsibility. The Board reviews its corporate governance practices from time to time in order to meet the rising expectations of Shareholders and comply with increasingly stringent regulatory requirements, and to fulfill its commitment to excellence in corporate governance.

The Company has complied with all applicable code provisions of the Corporate Governance Code (the “**CG Code**”) contained in Appendix C1 to the Listing Rules set out therein, except for CG Code provision C.2.1, throughout the year ended 31 December 2025. Pursuant to CG Code provision C.2.1, the roles of the chairman and the chief executive should be separate and should not be performed by the same individual. The division of responsibilities between the chairman and chief executive should be clearly established and set out in writing.

The roles of the chairman and the chief executive officer (“**CEO**”) of the Company are not separated and are performed by the same individual. Mr. Liu Jia (“**Mr. Liu**”) has acted as both the chairman and the CEO since the Listing Date. Since Mr. Liu has a wealth of experience in real estate investment, operations and investment projects, taking into account the consistent leadership within the Group and in order to enable more effective and efficient overall strategic planning and continuation of the implementation of such plans, the Directors consider that Mr. Liu is the best candidate for both positions and the present arrangements are beneficial and in the interests of the Group and the Shareholders as a whole.

As the Board currently comprises two executive Directors (including Mr. Liu), two non-executive Directors and four independent non-executive Directors, therefore the Directors are of the view that there is a fairly strong independence element in its composition and an appropriate delegation of authorities to the management. The Board shall nevertheless review the arrangement from time to time to ensure that it is appropriate to the Group’s circumstances.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) as set out in Appendix C3 to the Listing Rules as its own code of conduct regarding Directors’ securities transactions. Having made specific enquiry with each of the Directors, the Company has received confirmations from all Directors that they have complied with the required standards as set out in the Model Code throughout the year ended 31 December 2025.

AUDIT COMMITTEE

The audit committee of the Company has reviewed, together with the participation of the management, the Group's financial reporting procedures, risk management, internal controls and the consolidated financial statements of the Group for the year ended 31 December 2025.

SCOPE OF WORK OF KPMG ON THE PRELIMINARY ANNOUNCEMENT

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss, consolidated statement of profit or loss and other comprehensive income and the related notes thereto for the year ended 31 December 2025 as set out in the preliminary announcement have been agreed by the Company's auditor, KPMG, to the amounts set out in the Group's consolidated financial statements for the year. The work performed by KPMG in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accounts and consequently no assurance has been expressed by KPMG on the preliminary results announcement.

PUBLICATION OF ANNUAL RESULTS ANNOUNCEMENT AND ANNUAL REPORT

This announcement is published on the website of the Stock Exchange at www.hkexnews.hk and the Company's website at www.ebgca.com.hk. The annual report of the Company for the year ended 31 December 2025 will be available on both websites and dispatched to the Shareholders who have already provided instructions indicating their preference to receive printed copies in due course.

By Order of the Board
Everbright Grand China Assets Limited
Liu Jia
Chairman

Hong Kong, 25 March 2026

As at the date of this announcement, the Board comprises Mr. Liu Jia and Mr. Ma Heming as executive Directors; Mr. Zhuang Minrong and Ms. Yin Junyan as non-executive Directors; and Mr. Ho Kwai Ching Mark, Mr. Shek Lai Him Abraham, Mr. Lee Jor Hung and Mr. Wang Cheung Yue as independent non-executive Directors.