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ANNOUNCEMENT OF ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2025

RESULTS HIGHLIGHTS FOR THE YEAR ENDED 31 DECEMBER 2025

- Total revenue amounted to RMB3,901.9 million, representing a year-on-year increase of 0.9%, among which:
 - (i) revenue from non-commercial property management and value-added services amounted to RMB3,153.4 million, representing a year-on-year increase of 0.6%; and
 - (ii) revenue from commercial property management and operational services amounted to RMB748.5 million, representing a year-on-year increase of 2.0%.
- As of 31 December 2025, GFA under management of the Group was 73.5 million sq.m., representing a year-on-year growth of 6.0%; and contracted GFA of the Group was 90.0 million sq.m., representing a year-on-year growth of 1.4%.
- Gross profit margin was 14.8%, representing a year-on-year decrease of 8.5 percentage points.
- Profit attributable to owners of the Company amounted to RMB273.7 million, representing a year-on-year decrease of 22.5%.
- The Board proposed to declare a final dividend of HKD0.037 per share (equivalent to RMB0.030 per share). Together with the interim dividend, total dividend for the full year of 2025 was HKD0.125 per share (equivalent to RMB0.110 per share), raising the dividend payout ratio for the full year to 60%.

ANNUAL RESULTS

The board (the “**Board**”) of directors (the “**Director(s)**”) of Yuexiu Services Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) hereby announces the consolidated annual results of the Group for the year ended 31 December 2025 (the “**Year**”).

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

Year ended 31 December 2025

| | <i>Notes</i> | 2025 | 2024 |
|--|--------------|---------------------------|--------------------|
| | | <i>RMB'000</i> | <i>RMB'000</i> |
| Revenue | 3 | 3,901,890 | 3,868,152 |
| Cost of sales | | <u>(3,325,170)</u> | <u>(2,966,536)</u> |
| Gross profit | | <u>576,720</u> | <u>901,616</u> |
| Other income and gains, net | 4 | 104,103 | 114,029 |
| Administrative expenses | | (291,245) | (296,362) |
| Net impairment losses on financial and contract assets | 5 | (24,477) | (15,572) |
| Impairment of goodwill | 5 | — | (236,866) |
| Finance costs | 6 | (3,501) | (5,307) |
| Share of profits and losses of joint ventures | | <u>1,264</u> | <u>961</u> |
| PROFIT BEFORE TAX | 5 | 362,864 | 462,499 |
| Income tax expenses | 7 | <u>(84,975)</u> | <u>(176,729)</u> |
| PROFIT FOR THE YEAR | | <u>277,889</u> | <u>285,770</u> |
| Attributable to: | | | |
| Owners of the Company | | 273,690 | 352,921 |
| Non-controlling interests | | <u>4,199</u> | <u>(67,151)</u> |
| | | <u>277,889</u> | <u>285,770</u> |
| EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY | 9 | | |
| Basic and diluted (expressed in RMB per share) | | <u>0.18</u> | <u>0.23</u> |

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

Year ended 31 December 2025

| | 2025 | 2024 |
|--|-----------------------|-----------------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| PROFIT FOR THE YEAR | <u>277,889</u> | <u>285,770</u> |
| OTHER COMPREHENSIVE (LOSS)/INCOME | | |
| <i>Other comprehensive (loss)/income that may be reclassified to profit or loss in subsequent periods:</i> | | |
| Exchange differences on translation of foreign operations | (2,258) | 1,445 |
| <i>Other comprehensive loss that will not be reclassified to profit or loss in subsequent periods:</i> | | |
| Changes in the fair value of equity investments at fair value through other comprehensive income, net of tax | <u>(147)</u> | <u>(745)</u> |
| OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE YEAR, NET OF TAX | <u>(2,405)</u> | <u>700</u> |
| TOTAL COMPREHENSIVE INCOME FOR THE YEAR | <u><u>275,484</u></u> | <u><u>286,470</u></u> |
| Attributable to: | | |
| Owners of the Company | 271,285 | 353,621 |
| Non-controlling interests | <u>4,199</u> | <u>(67,151)</u> |
| | <u><u>275,484</u></u> | <u><u>286,470</u></u> |

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 December 2025

| | <i>Notes</i> | 2025 <i>RMB'000</i> | 2024 <i>RMB'000</i> |
|---|--------------|-------------------------------|------------------------|
| NON-CURRENT ASSETS | | | |
| Property, plant and equipment | | 41,898 | 39,087 |
| Right-of-use assets | | 85,338 | 113,743 |
| Intangible assets | 10 | 74,305 | 85,392 |
| Investments in joint ventures | | 5,092 | 3,828 |
| Equity investments designated at fair value through other comprehensive income | | 32,602 | 32,798 |
| Deferred tax assets | | 50,574 | 16,388 |
| Other non-current assets | 12 | 62,777 | 33,388 |
| Restricted bank deposits | | 24,468 | 63,280 |
| Time deposits | | 1,380,000 | 2,230,000 |
| Total non-current assets | | 1,757,054 | 2,617,904 |
| CURRENT ASSETS | | | |
| Inventories | | 9,325 | 6,524 |
| Trade receivables | 11 | 849,282 | 773,364 |
| Contract assets | 3 | 109,642 | 114,467 |
| Prepayments, other receivables and other assets | 12 | 605,444 | 585,658 |
| Prepaid income taxes | | 30,741 | 26,992 |
| Restricted bank deposits | | 15,186 | 19,567 |
| Time deposits | | 4,516 | 467,260 |
| Cash and cash equivalents | | 3,521,782 | 2,004,599 |
| Total current assets | | 5,145,918 | 3,998,431 |
| CURRENT LIABILITIES | | | |
| Trade and bills payables | 13 | 1,079,177 | 651,499 |
| Other payables and accruals | 14 | 1,393,913 | 1,380,519 |
| Contract liabilities | 3 | 647,756 | 748,268 |
| Lease liabilities | | 55,748 | 71,910 |
| Tax payable | | 7,172 | 29,414 |
| Total current liabilities | | 3,183,766 | 2,881,610 |
| NET CURRENT ASSETS | | 1,962,152 | 1,116,821 |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | 3,719,206 | 3,734,725 |

| | 2025 | 2024 |
|--|-----------------------|----------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| NON-CURRENT LIABILITIES | | |
| Deferred tax liabilities | 103,287 | 99,507 |
| Lease liabilities | 35,300 | 47,539 |
| Total non-current liabilities | 138,587 | 147,046 |
| Net assets | 3,580,619 | 3,587,679 |
| Equity | | |
| Equity attributable to owners of the Company | | |
| Share capital | 2,543,048 | 2,543,048 |
| Other reserves | (261,433) | (273,317) |
| Retained earnings | 1,234,299 | 1,232,644 |
| | 3,515,914 | 3,502,375 |
| Non-controlling interests | 64,705 | 85,304 |
| Total equity | 3,580,619 | 3,587,679 |

NOTES TO FINANCIAL STATEMENTS

1. GENERAL INFORMATION

Yuexiu Services Group Limited (the “**Company**”) and its subsidiaries (together, the “**Group**”) are primarily engaged in the provision of non-commercial property management and value-added services and commercial property management and operational services in the People’s Republic of China (the “**PRC**”).

The Company is a limited liability company incorporated in Hong Kong on 8 October 2020. The address of its registered office is 26/F, Yue Xiu Building, 160 Lockhart Road, Wanchai, Hong Kong.

The Group was spun off from Yuexiu Property Company Limited (“**Yuexiu Property**”) and separately listed on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 28 June 2021. After the listing of the Company, Yuexiu Property remains the controlling shareholder of the Group.

In the opinion of the Directors, the ultimate holding company of the Company is Guangzhou Yue Xiu Holdings Limited, which is incorporated in Chinese mainland.

2. ACCOUNTING POLICIES

2.1 Basis of preparation

These financial statements have been prepared in accordance with HKFRS Accounting Standards (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“**HKASs**”) and Interpretations) as issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”) and the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for equity investments which have been measured at fair value. These financial statements are presented in Renminbi (“**RMB**”) and all values are rounded to the nearest thousand except when otherwise indicated.

The financial information relating to the years ended 31 December 2024 and 2025 included in this announcement does not constitute the Company’s statutory annual consolidated financial statements for those years but is derived from those financial statements.

Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Companies Ordinance (Cap. 622) is as follows:

The Company has delivered the financial statements for the year ended 31 December 2024 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Companies Ordinance and will deliver the financial statements for the year ended 31 December 2025 in due course.

The Company’s auditor has reported on the financial statements of the Group for both years. The auditor’s reports were unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its reports; and did not contain a statement under sections 406(2), 407(2) or (3) of the Companies Ordinance.

Basis of consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries (collectively referred to as the “**Group**”) for the year ended 31 December 2025. A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee (i.e., existing rights that give the Group the current ability to direct the relevant activities of the investee).

Generally, there is a presumption that a majority of voting rights results in control. When the Company has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- (a) the contractual arrangement with the other vote holders of the investee;
- (b) rights arising from other contractual arrangements; and
- (c) the Group’s voting rights and potential voting rights.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. The results of subsidiaries are consolidated from the date on which the Group obtains control and continue to be consolidated until the date that such control ceases.

Profit or loss and each component of other comprehensive income are attributed to the owners of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control described above. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, any non-controlling interest and the exchange fluctuation reserve; and recognises the fair value of any investment retained and any resulting surplus or deficit in profit or loss. The Group’s share of components previously recognised in other comprehensive income is reclassified to profit or loss or retained profits, as appropriate, on the same basis as would be required if the Group had directly disposed of the related assets or liabilities.

2.2 Changes in accounting policies and disclosures

The Group has adopted amendments to HKAS 21 *Lack of Exchangeability* for the first time for the current year's financial statements. The Group has not early adopted any other standard or amendment that has been issued but is not yet effective.

Amendments to HKAS 21 specify how an entity shall assess whether a currency is exchangeable into another currency and how it shall estimate a spot exchange rate at a measurement date when exchangeability is lacking. The amendments require disclosures of information that enable users of financial statements to understand the impact of a currency not being exchangeable. As the currencies that the Group had transacted in and the functional currencies of overseas subsidiaries for translation into the Group's presentation currency were exchangeable, the amendments did not have any impact on the Group's financial statements.

In addition, the HKICPA has issued amendments to Illustrative Examples on HKFRS 7, HKFRS 18, HKAS 1, HKAS 8, HKAS 36 and HKAS 37 *Disclosures about Uncertainties in the Financial Statements*, which added illustrative examples in the corresponding HKFRS Accounting Standards. These examples reflect existing requirements in the corresponding HKFRS Accounting Standards to report the effects of uncertainties in the financial statements using climate-related examples. Therefore, the amendments do not have an effective date or transitional provisions. The Group has considered the guidance in these illustrative examples which has had no significant impact on the Group's financial statements.

2.3 Issued but not yet effective HKFRS Accounting Standards

The Group has not applied the following new and amended HKFRS Accounting Standards, that have been issued but are not yet effective, in these financial statements. The Group intends to apply these new and amended HKFRS Accounting Standards, if applicable, when they become effective.

| | |
|--|---|
| HKFRS 18 | <i>Presentation and Disclosure in Financial Statements</i> ² |
| HKFRS 19 and its amendments | <i>Subsidiaries without Public Accountability: Disclosures</i> ² |
| Amendments to HKFRS 9 and HKFRS 7 | <i>Amendments to the Classification and Measurement of Financial Instruments</i> ¹ |
| Amendments to HKFRS 9 and HKFRS 7 | <i>Contracts Referencing Nature-dependent Electricity</i> ¹ |
| Amendments to HKFRS 10 and HKAS 28 | <i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i> ³ |
| Amendments to HKAS 21 | <i>Translation to a Hyperinflationary Presentation Currency</i> ² |
| <i>Annual Improvements to HKFRS Accounting Standards – Volume 11</i> | Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7 ¹ |

¹ Effective for annual periods beginning on or after 1 January 2026

² Effective for annual/reporting periods beginning on or after 1 January 2027

³ No mandatory effective date yet determined but available for adoption

Further information about those HKFRS Accounting Standards that are expected to be applicable to the Group is described below.

HKFRS 18 replaces HKAS 1 *Presentation of Financial Statements*. While a number of sections have been brought forward from HKAS 1 with limited changes, HKFRS 18 introduces new requirements for presentation within the statement of profit or loss, including specified totals and subtotals. Entities are required to classify all income and expenses within the statement of profit or loss into one of the five categories: operating, investing, financing, income taxes and discontinued operations and to present two new defined subtotals. It also requires disclosures about management-defined performance measures in a single note and introduces enhanced requirements on the grouping (aggregation and disaggregation) and the location of information in both the primary financial statements and the notes. Some requirements previously included in HKAS 1 are moved to HKAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors*, which is renamed as HKAS 8 *Basis of Preparation of Financial Statements*. As a consequence of the issuance of HKFRS 18, limited, but widely applicable, amendments are made to HKAS 7 *Statement of Cash Flows*, HKAS 33 *Earnings per Share* and HKAS 34 *Interim Financial Reporting*. In addition, there are minor consequential amendments to other HKFRS Accounting Standards. HKFRS 18 and the consequential amendments to other HKFRS Accounting Standards are effective for annual periods beginning on or after 1 January 2027 with earlier application permitted. Retrospective application is required. The Group is currently analysing the new requirements and assessing the impact of HKFRS 18 on the presentation and disclosure of the Group's financial statements.

Except for HKFRS 18, the Group considers that the other new and amended standards are unlikely to have a significant impact on the Group's results of operations and financial position.

3. OPERATING SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the chief operating decision-maker ("CODM"). The CODM, who is responsible for allocating resources and assessing performance of the operating segment, has been identified as the executive directors of the Company.

The Group has two reportable operating segments, including non-commercial property management and value-added services, commercial property management and operational services.

(a) Segment revenue and results

Segment results represent the profit earned by each segment without other income and gains, net, unallocated operating costs, finance costs and income tax expenses. Revenue recognised at a point in time from contracts with customers mainly represents commission income from carpark space sales assistance services and estate agency services and revenue from sales of goods. Other revenue from contracts with customers is recognised over time.

The following is the analysis of the Group's revenue and results by operating and reportable segments:

| For the year ended 31 December 2025 | Non- commercial property management and value- added services RMB'000 | Commercial property management and operational services RMB'000 | Total RMB'000 |
|---|--|--|--------------------------|
| Segment revenue | | | |
| Revenue from contracts with customers | | | |
| – At a point in time | 547,270 | — | 547,270 |
| – Over time | 2,606,082 | 748,101 | 3,354,183 |
| Revenue from other sources | — | 437 | 437 |
| Total segment revenue | <u>3,153,352</u> | <u>748,538</u> | <u>3,901,890</u> |
| Segment results | <u>171,134</u> | <u>101,338</u> | <u>272,472</u> |
| Other income and gains, net | | | 104,103 |
| Unallocated operating costs | | | (10,210) |
| Finance costs | | | (3,501) |
| Income tax expenses | | | <u>(84,975)</u> |
| Profit for the year | | | <u><u>277,889</u></u> |
| Segment results include: | | | |
| Depreciation | 36,324 | 47,621 | 83,945 |
| Amortisation | 12,954 | — | 12,954 |
| Net impairment losses on financial and contract assets | 24,403 | 74 | 24,477 |
| Share of profits and losses of joint ventures | <u>1,264</u> | <u>—</u> | <u>1,264</u> |

| For the year ended 31 December 2024 | Non- commercial property management and value- added services RMB'000 | Commercial property management and operational services RMB'000 | Total RMB'000 |
|---|--|--|--------------------------|
| Segment revenue | | | |
| Revenue from contracts with customers | | | |
| – At a point in time | 611,297 | — | 611,297 |
| – Over time | 2,522,939 | 733,504 | 3,256,443 |
| Revenue from other sources | — | 412 | 412 |
| Total segment revenue | <u>3,134,236</u> | <u>733,916</u> | <u>3,868,152</u> |
| Segment results | <u>203,686</u> | <u>160,356</u> | <u>364,042</u> |
| Other income and gains, net | | | 114,029 |
| Unallocated operating costs | | | (10,265) |
| Finance costs | | | (5,307) |
| Income tax expenses | | | <u>(176,729)</u> |
| Profit for the year | | | <u><u>285,770</u></u> |
| Segment results include: | | | |
| Depreciation | 37,789 | 54,477 | 92,266 |
| Amortisation | 13,177 | — | 13,177 |
| Net impairment losses on financial and contract assets | 15,937 | (365) | 15,572 |
| Impairment of goodwill | 236,866 | — | 236,866 |
| Share of profits and losses of joint ventures | <u>961</u> | <u>—</u> | <u>961</u> |

An analysis of the Group’s revenue by category for the years ended 31 December 2025 and 2024 is as follows:

| | 2025 | 2024 |
|--|------------------|-----------|
| | RMB’000 | RMB’000 |
| Non-commercial property management and value-added services | | |
| – Property management services | 1,499,002 | 1,236,278 |
| – Value-added services to non-property owners | 691,072 | 680,808 |
| – Community value-added services | 963,278 | 1,217,150 |
| Subtotal | 3,153,352 | 3,134,236 |
| Commercial property management and operational services | | |
| – Commercial operation and management services | 616,677 | 630,404 |
| – Market positioning consultancy and tenant sourcing services | 131,861 | 103,512 |
| Subtotal | 748,538 | 733,916 |
| Total | 3,901,890 | 3,868,152 |

The Group had a large number of customers, other than its ultimate holding company, intermediate holding company, fellow subsidiaries, associates and joint ventures of Yuexiu Property and non-controlling interest of Yuexiu Property and its subsidiaries, none of whom contributed 10% or more of the Group’s revenue for the years ended 31 December 2025 and 2024.

(b) Segment assets and liabilities

Segment assets and liabilities are allocated based on the operations of the segment. The Group’s equity investments designated at fair value through other comprehensive income (“**Equity investments at FVOCI**”), prepaid income taxes, deferred tax assets, deferred tax liabilities, tax payable and other corporate assets and liabilities are not directly attributable to segments as they are managed on a group basis.

The segment assets and liabilities of the Group as at 31 December 2025 and 2024 are as follows:

| 31 December 2025 | Non- commercial property management and value- added services <i>RMB'000</i> | Commercial property management and operational services <i>RMB'000</i> | Total <i>RMB'000</i> |
|-------------------------------|---|---|---------------------------------|
| Segment assets | 4,430,856 | 1,352,579 | 5,783,435 |
| Equity investments at FVOCI | | | 32,602 |
| Prepaid income taxes | | | 30,741 |
| Deferred tax assets | | | 50,574 |
| Other corporate assets | | | <u>1,005,620</u> |
| Total assets | | | <u><u>6,902,972</u></u> |
| Segment liabilities | 2,639,767 | 563,986 | 3,203,753 |
| Deferred tax liabilities | | | 103,287 |
| Tax payable | | | 7,172 |
| Other corporate liabilities | | | <u>8,141</u> |
| Total liabilities | | | <u><u>3,322,353</u></u> |
| Investments in joint ventures | 5,092 | — | 5,092 |
| Capital expenditure* | 32,156 | 30,748 | 62,904 |

* Capital expenditure consists of additions to property, plant and equipment, intangible assets and right-of-use assets.

| 31 December 2024 | Non- commercial property management and value- added services <i>RMB'000</i> | Commercial property management and operational services <i>RMB'000</i> | Total <i>RMB'000</i> |
|-------------------------------|---|---|---------------------------------|
| Segment assets | 4,008,696 | 1,271,255 | 5,279,951 |
| Equity investments at FVOCI | | | 32,798 |
| Prepaid income taxes | | | 26,992 |
| Deferred tax assets | | | 16,388 |
| Other corporate assets | | | 1,260,206 |
| Total assets | | | <u>6,616,335</u> |
| Segment liabilities | 2,344,376 | 542,522 | 2,886,898 |
| Deferred tax liabilities | | | 99,507 |
| Tax payable | | | 29,414 |
| Other corporate liabilities | | | 12,837 |
| Total liabilities | | | <u>3,028,656</u> |
| Investments in joint ventures | 3,828 | — | 3,828 |
| Capital expenditure* | 58,388 | 57,699 | 116,087 |

* Capital expenditure consists of additions to property, plant and equipment, intangible assets and right-of-use assets.

(c) **Geographical distribution**

Revenue from external customers by geographical location is as follows:

| | 2025 | 2024 |
|------------------|-------------------------|------------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Chinese mainland | 3,799,456 | 3,766,996 |
| Hong Kong | 102,434 | 101,156 |
| Total | <u>3,901,890</u> | <u>3,868,152</u> |

Non-current assets (other than equity investments at FVOCI and deferred tax assets) located by geographical location are as follows:

| | 2025 | 2024 |
|------------------|-------------------------|------------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Chinese mainland | 1,626,215 | 2,511,065 |
| Hong Kong | 47,663 | 57,653 |
| Total | <u>1,673,878</u> | <u>2,568,718</u> |

(d) **Contract assets**

The Group has recognised the following assets related to contracts with customers:

| | 2025 | 2024 |
|--|-----------------------|----------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Contract assets relating to construction contracts | | |
| – Related parties | 80,536 | 81,636 |
| – Third parties | 31,392 | 35,416 |
| Less: allowance for impairment of contract assets | (2,286) | (2,585) |
| Total | <u>109,642</u> | <u>114,467</u> |

(i) Significant changes in contract assets

As at 31 December 2025, contract assets had no significant change due to the ongoing provision of value-added services at the end of each of the years. The Group also recognised a loss allowance for contract assets following the adoption of HKFRS 9.

(ii) As at 31 December 2025 and 31 December 2024, the amount of contract assets is expected to be completed within one year.

(e) **Contract liabilities**

The Group has recognised the following revenue-related contract liabilities:

| | 2025 | 2024 |
|----------------------|-----------------------|----------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Contract liabilities | | |
| – Related parties | 53,039 | 115,360 |
| – Third parties | 594,717 | 632,908 |
| Total | <u>647,756</u> | <u>748,268</u> |

(i) Significant changes in contract liabilities

Contract liabilities of the Group mainly arise from advance payments made by customers while the underlying services are yet to be provided. Such liabilities decreased as at 31 December 2025 as a result of the recognition of revenue arising from a contract liability.

(ii) Revenue recognised in relation to contract liabilities

The following table shows the amount of revenue recognised in the current reporting period that was included in the contract liabilities at the beginning of the reporting period:

| | 2025 | 2024 |
|---|-----------------------|----------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Non-commercial property management and value-added services | 731,946 | 694,128 |
| Commercial property management and operational services | 16,322 | 19,640 |
| Total | <u>748,268</u> | <u>713,768</u> |

(f) Performance obligations

Information about the Group's performance obligations is summarised below:

Property management services

The Group recognises revenue in the amount that equals to the rights to invoice which corresponds directly with the value to the customers of the Group's performance to date, on a monthly or quarterly basis. The Group has elected the practical expedient not to disclose the remaining performance obligations for those types of contracts. The majority of the property management services contracts do not have a fixed term.

Value-added services and operational services

Except for carpark space sales assistance services, estate agency services and sales of goods, which are satisfied at a point of time, the Group's other value-added services and operational services are mainly satisfied over time. The payment is generally due when the services are rendered or after the date of billing.

The following table shows unsatisfied performance obligations resulting from fixed-price decoration services contracts:

| | 2025 | 2024 |
|---|----------------|----------------|
| | RMB'000 | RMB'000 |
| Amounts expected to be recognised as revenue: | | |
| Within one year | <u>—</u> | <u>123,578</u> |

The amount disclosed above does not include variable consideration which is constrained. All other decoration services contracts are for periods of one year or less or are billed based on time incurred. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

4. OTHER INCOME AND GAINS, NET

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

| | 2025 | 2024 |
|--|-----------------------|----------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Interest income from bank deposits | 94,120 | 106,712 |
| Dividend income from equity investments at FVOCI | — | 1,232 |
| Government grants (note (a)) | 2,318 | 2,713 |
| Penalty income | 1,489 | 1,646 |
| Net foreign exchange (losses)/gains | (919) | 711 |
| Gains on disposal of property, plant and equipment and intangible assets | 991 | 143 |
| Others | 6,104 | 872 |
| | <hr/> | <hr/> |
| Total | 104,103 | 114,029 |
| | <hr/> <hr/> | <hr/> <hr/> |

- (a) The government grants obtained by the Group were primarily employment subsidies. There are no unfulfilled conditions or contingencies relating to these grants.

5. PROFIT BEFORE TAX

The Group's profit before tax is arrived at after charging/(crediting):

| | Note | 2025 <i>RMB'000</i> | 2024 <i>RMB'000</i> |
|---|------|------------------------|------------------------|
| Gardening and cleaning | | 700,693 | 528,270 |
| Subcontractor costs for decoration and other services | | 447,659 | 555,203 |
| Maintenance costs | | 324,612 | 268,228 |
| Cost of goods sold | | 313,876 | 226,266 |
| Cost of labour dispatch services | | 303,995 | 228,254 |
| Depreciation of property, plant and equipment | | 13,729 | 13,938 |
| Depreciation of right-of-use assets | | 70,216 | 78,328 |
| Amortisation of intangible assets | 10 | 12,954 | 13,177 |
| Research and development costs | | 15,788 | 11,322 |
| Impairment of goodwill | 10 | — | 236,866 |
| Short-term lease payments | | 52,111 | 40,579 |
| Auditors' remuneration | | | |
| – Audit services | | 1,620 | 1,520 |
| – Non-audit services | | 660 | 660 |
| Employee benefit expense: | | | |
| – Wages, salaries and bonuses | | 706,273 | 692,350 |
| – Pension scheme contributions (note(a)) | | 165,781 | 139,412 |
| – Other employee benefits (note(b)) | | 41,807 | 60,103 |
| Total | | 913,861 | 891,865 |
| Note: These items are recognised in “Cost of sales” and/or “Administrative expenses” in the consolidated statement of profit or loss. | | | |
| Impairment losses on financial and contract assets, net | | | |
| – Trade receivables | | 22,061 | 9,328 |
| – Contract assets | | (299) | 1,145 |
| – Prepayments, other receivables and other assets | | 2,715 | 5,099 |
| Total | | 24,477 | 15,572 |

| | Note | 2025 <i>RMB'000</i> | 2024 <i>RMB'000</i> |
|---|------|------------------------|------------------------|
| Dividend income from equity investments at FVOCI* | 4 | — | (1,232) |
| Bank interest income* | 4 | <u>(94,120)</u> | <u>(106,712)</u> |

* These items are included in “Other income and gains, net” in the consolidated statement of profit or loss.

- (a) Employees in the Group’s subsidiaries in Chinese mainland are required to participate in a defined contribution retirement scheme administrated and operated by the local municipal government. The Group’s subsidiaries in Chinese mainland contribute funds which are calculated on a certain percentage of the average employee salary as agreed by local municipal government to the scheme to fund the retirement benefits of the employees. Other than the monthly contributions, the Group pays contributions to privately administered pension insurance plans.

During the year ended 31 December 2025, no forfeited contributions were utilised by the Group to reduce its contributions for the current year (2024: Nil).

- (b) Other employee benefits mainly represent employee welfare funds, staff education funds and staff union funds.

6. FINANCE COST

| | 2025 <i>RMB'000</i> | 2024 <i>RMB'000</i> |
|---------------------------------------|------------------------|------------------------|
| Interest expense on lease liabilities | <u>3,501</u> | <u>5,307</u> |

7. INCOME TAX

| | 2025 | 2024 |
|---------------------|----------------------|-----------------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Current income tax | 115,332 | 158,647 |
| Deferred income tax | <u>(30,357)</u> | <u>18,082</u> |
| Total | <u><u>84,975</u></u> | <u><u>176,729</u></u> |

The tax on the Group's profit before tax differs from the theoretical amount that would arise using the weighted average tax rate applicable to profits of the Group entities as follows:

| | 2025 | 2024 |
|--|----------------------|-----------------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Profit before tax | 362,864 | 462,499 |
| Tax calculated at corporate income tax rate of 25% | 90,716 | 115,625 |
| Effect of different tax rates applicable to certain subsidiaries | (10,645) | (10,039) |
| Income not subject to tax | (5,649) | (410) |
| Expenses not deductible for tax purposes | 304 | 60,004 |
| Additional deduction for tax incentives | (2,205) | (1,698) |
| Tax losses and deductible temporary differences | | |
| for which no deferred income tax asset was recognised | 6,349 | 2,700 |
| Utilisation of previously unrecognised tax losses | (13) | (19) |
| Share of results of joint ventures | (288) | (220) |
| Corporate withholding income tax | <u>6,406</u> | <u>10,786</u> |
| Income tax expenses | <u><u>84,975</u></u> | <u><u>176,729</u></u> |

Hong Kong profits tax

On 21 March 2018, the Hong Kong Legislative Council passed the Inland Revenue (Amendment) (No. 7) Bill 2017 (the “**Bill**”) which introduces the two-tiered profits tax rates regime. The Bill was signed into law on 28 March 2018 and was gazetted on the following day. Under the two-tiered profits tax regime, the first HKD2 million of profits of qualifying corporations will be taxed at 8.25%, and profits above HKD2 million will be taxed at 16.5%.

The two-tiered profits tax regime was applicable to certain group companies incorporated in Hong Kong during the years ended 31 December 2025 and 2024.

PRC corporate income tax

Income tax provision of the Group in respect of operations in Chinese mainland has been calculated at the applicable tax rate on the estimated assessable profits for the year, based on the existing legislation, interpretations and practices in respect thereof.

The general enterprise income tax rate in Chinese mainland is 25%. Certain operations of the Group in Chinese mainland were qualified as “Small Low-Profit Enterprises” and taxed at the reduced tax rate of 20% from 1 January 2008. During the year ended 31 December 2025, the Small Low-Profit Enterprises whose taxable income is less than RMB3 million enjoy the preferential income tax treatment with the income tax rate of 20% and are eligible to have their tax calculated based on 25% of their taxable income.

Guangzhou Yueguan Intelligent Technology Co., Ltd. (“**Yueguan Intelligent**”) was qualified as a “High and New Technology Enterprise” in 2019 and subject to a reduced preferential enterprise income tax rate of 15% since 1 January 2019. On 19 December 2025, the filing of Yueguan Intelligent’s renewal of the High and New Technology Enterprise qualification for another 3 years starting from 1 January 2025 was completed.

According to the new Enterprise Income Tax Law of the PRC, starting from 1 January 2008, a 10% withholding tax will be levied on the immediate holding companies outside Chinese mainland when their subsidiaries in Chinese mainland declare dividends out of profits earned after 1 January 2008. A lower 5% withholding tax rate may be applied when the Hong Kong holding companies satisfied the requirements of the tax treaty arrangements between Chinese mainland and Hong Kong. For the Group, the applicable tax rate is 5%. There are no income tax consequences attaching to the payment of dividends by the Company to its shareholders.

8. DIVIDENDS

The Directors proposed a final dividend of HKD0.037 per ordinary share (2024: HKD0.083 per ordinary share), totalling approximately RMB44.4 million. Such dividend is to be approved by the shareholders at the Annual General Meeting on 5 June 2026. These financial statements do not reflect this dividend payable.

| | 2025 | 2024 |
|---|----------------|---------|
| | RMB'000 | RMB'000 |
| 2025 interim, declared and paid, of HKD0.088 equivalent to RMB0.080 (2024: HKD0.100 equivalent to RMB0.091) per ordinary share | 120,338 | 140,916 |
| 2025 final, proposed, of HKD0.037 equivalent to RMB0.030 (2024: HKD0.083 equivalent to RMB0.078) per ordinary share | 44,358 | 114,894 |
| Total | 164,696 | 255,810 |

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

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares during the years ended 31 December 2025 and 2024.

| | 2025 | 2024 |
|---|------------------|-----------|
| Profit attributable to owners of the Company (RMB'000) | 273,690 | 352,921 |
| Weighted average number of ordinary shares (in thousands) | 1,503,909 | 1,518,985 |
| Basic and diluted earnings per share for profit attributable to owners of the Company (expressed in RMB per share) | 0.18 | 0.23 |

10. INTANGIBLE ASSETS

| | Goodwill <i>RMB'000</i> | Customer relationships <i>RMB'000</i> | Computer software <i>RMB'000</i> | Total <i>RMB'000</i> |
|--|----------------------------|---|--|-------------------------|
| 31 December 2025 | | | | |
| Opening net book amount | 23,542 | 53,936 | 7,914 | 85,392 |
| Additions | — | — | 1,880 | 1,880 |
| Disposal | — | — | (13) | (13) |
| Amortisation | — | (9,413) | (3,541) | (12,954) |
| Closing net book amount | <u>23,542</u> | <u>44,523</u> | <u>6,240</u> | <u>74,305</u> |
| As at 31 December 2025 | | | | |
| Cost | 260,408 | 92,372 | 29,413 | 382,193 |
| Accumulated amortisation and impairment | <u>(236,866)</u> | <u>(47,849)</u> | <u>(23,173)</u> | <u>(307,888)</u> |
| Net book amount | <u>23,542</u> | <u>44,523</u> | <u>6,240</u> | <u>74,305</u> |
| | Goodwill <i>RMB'000</i> | Customer relationships <i>RMB'000</i> | Computer software <i>RMB'000</i> | Total <i>RMB'000</i> |
| 31 December 2024 | | | | |
| Opening net book amount | 260,408 | 63,349 | 9,164 | 332,921 |
| Additions | — | — | 2,514 | 2,514 |
| Amortisation | — | (9,413) | (3,764) | (13,177) |
| Impairment | <u>(236,866)</u> | — | — | <u>(236,866)</u> |
| Closing net book amount | <u>23,542</u> | <u>53,936</u> | <u>7,914</u> | <u>85,392</u> |
| As at 31 December 2024 | | | | |
| Cost | 260,408 | 92,372 | 27,617 | 380,397 |
| Accumulated amortisation and impairment | <u>(236,866)</u> | <u>(38,436)</u> | <u>(19,703)</u> | <u>(295,005)</u> |
| Net book amount | <u>23,542</u> | <u>53,936</u> | <u>7,914</u> | <u>85,392</u> |

Note:

(i) Impairment test for goodwill

The goodwill arose from the acquisition of GZMEE Group in 2020 and the acquisition of Guangzhou Yuexiu Fanyue Property Service Co., Ltd. (“**Fanyue Property Service**”, former name: Guangzhou City Bingxin Property Management Co., Ltd.) in 2022 with carrying amounts of RMB253,344,000 and RMB7,064,000, respectively. Goodwill arising from the acquisition of the GZMEE Group and Fanyue Property Service is monitored by the management at the level of non-commercial property management and value-added services segment. Goodwill has been assessed based on the related CGUs for impairment testing.

The following table sets forth each key assumption on which management has based its cash flow projections to undertake impairment testing of goodwill as at 31 December 2025 and 2024:

| | 2025 | 2024 |
|---|-----------------|----------|
| For GZMEE Group CGU: | | |
| Revenue (annual growth rate) | 1%-9% | -3%-20% |
| Gross margin (% of revenue) | 7% | 8%-9% |
| Long-term growth rate | 2% | 2% |
| Pre-tax discount rate | 17.43% | 18.37% |
| For Fanyue Property Service CGU: | | |
| Revenue (annual growth rate) | -24%-95% | -11%-42% |
| Gross margin (% of revenue) | 10%-13% | 10%-15% |
| Long-term growth rate | 2% | 2% |
| Pre-tax discount rate | 18.66% | 17.80% |

Management has determined the values assigned to each of the above key assumptions as follows:

| Assumption | Approach used to determining values |
|-----------------------|---|
| Revenue | Annual growth rate over the five-year forecast period; based on past performance and management's expectations of market development. |
| Gross margin | Based on past performance and management's expectations for the future. |
| Long-term growth rate | This is the weighted average growth rate used to extrapolate cash flows beyond the budget period. The rates are consistent with forecasts included in industry reports. |
| Pre-tax discount rate | Reflects specific risks relating to the relevant CGU. |

The goodwill represents the excess of the acquisition consideration transferred over the fair value of the net identifiable assets acquired as at the acquisition date. By reference to the recoverable amount assessed by the independent external valuer as at 31 December 2025, the directors of the Company determined that no impairment provision on goodwill was required as at 31 December 2025 (31 December 2024: RMB236,866,000). Such recoverable amount of the CGU is determined based on the value in use (VIU calculation), which requires the Group to estimate the future cash flows expected to arise from the CGU and suitable discount rates in order to calculate the present value.

11. TRADE RECEIVABLES

| | 2025 | 2024 |
|---|-----------------|-----------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Trade receivables (note (a)) | | |
| – Related parties | 411,677 | 428,222 |
| – Third parties | 504,756 | 390,232 |
| | <u>916,433</u> | <u>818,454</u> |
| Subtotal | 916,433 | 818,454 |
| Less: allowance for impairment of trade receivables | (67,151) | (45,090) |
| | <u>(67,151)</u> | <u>(45,090)</u> |
| Total | <u>849,282</u> | <u>773,364</u> |

- (a) Trade receivables mainly arise from property management services under a lump sum basis and value-added services. Property management services income under a lump sum basis are received in accordance with the terms of the relevant service agreements. Value-added services income are due for payment by property owners and tenants upon the issuance of demand notes. The Group seeks to maintain strict control over its outstanding receivables. Overdue balances are reviewed regularly by management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Trade receivables are non-interest-bearing.

As at 31 December 2025 and 2024, the ageing analysis of the trade receivables based on the invoice date is as follows:

| | 2025 | 2024 |
|---------------|----------------|----------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Within 1 year | 724,227 | 679,158 |
| 1 to 2 years | 152,770 | 99,357 |
| 2 to 3 years | 13,281 | 24,936 |
| Over 3 years | 26,155 | 15,003 |
| | <u>916,433</u> | <u>818,454</u> |
| Total | <u>916,433</u> | <u>818,454</u> |

As at 31 December 2025, a provision of RMB67,151,000 (2024: RMB45,090,000) was made against the gross amounts of trade receivables. The Group's trade receivables were mainly denominated in RMB.

12. PREPAYMENTS, OTHER RECEIVABLES, OTHER ASSETS AND OTHER NON-CURRENT ASSETS

| | 2025 | 2024 |
|--|-----------------|-----------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Other receivables | | |
| – Property management costs recoverable (note (a)) | 134,622 | 136,609 |
| – Payments on behalf of third-party residents and tenants (note (b)) | 145,443 | 128,727 |
| – Guarantee deposits paid (note (c)) | 126,049 | 145,969 |
| – Others | 118,966 | 104,240 |
| | <u>525,080</u> | 515,545 |
| Less: allowance for impairment of other receivables | <u>(19,785)</u> | <u>(17,070)</u> |
| | 505,295 | 498,475 |
| Prepayments | | |
| – Related parties | 727 | 2,080 |
| – Third parties | 62,948 | 63,573 |
| | <u>63,675</u> | 65,653 |
| Accrued interest receivable | 65,798 | 40,843 |
| Other prepaid taxes | 33,453 | 14,075 |
| | <u>668,221</u> | <u>619,046</u> |
| Total | <u>668,221</u> | <u>619,046</u> |
| Portion classified as non-current: | | |
| Accrued interest receivable | 62,777 | 33,388 |
| | <u>62,777</u> | <u>33,388</u> |
| Current portion | <u>605,444</u> | <u>585,658</u> |

(a) The amounts mainly represent costs incurred in relation to property management services provided under a commission basis which could be recovered from property owners and tenants.

(b) The amounts represent payments of utility charges on behalf of third-party property owners and tenants.

(c) The amounts mainly represent performance guarantee deposits paid to property owners for the provision of property management services.

The Group's other receivables, prepayments and deposits were mainly denominated in RMB.

13. TRADE AND BILLS PAYABLES

| | 2025 | 2024 |
|--------------------------|-----------------------|----------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Trade and bills payables | | |
| – Related parties | 30,716 | 18,414 |
| – Third parties | 1,048,461 | 633,085 |
| Total | 1,079,177 | 651,499 |

As at 31 December 2025 and 2024, the ageing analysis of the trade and bills payables based on the invoice date is as follows:

| | 2025 | 2024 |
|--------------|-----------------------|----------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Up to 1 year | 1,003,863 | 627,642 |
| 1 to 2 years | 58,043 | 8,170 |
| 2 to 3 years | 5,206 | 6,347 |
| Over 3 years | 12,065 | 9,340 |
| Total | 1,079,177 | 651,499 |

14. OTHER PAYABLES AND ACCRUALS

| | 2025 | 2024 |
|---|-------------------------|-------------------------|
| | <i>RMB'000</i> | <i>RMB'000</i> |
| Other payables | | |
| – Advances for property management services (note (a)) | 196,686 | 244,757 |
| – Guarantee deposits received (note (b)) | 554,914 | 517,857 |
| – Receipts on behalf of residents or tenants (note (c)) | 267,282 | 256,948 |
| – Dividend payables to related parties | 42,825 | 34,693 |
| – Accrued expenses | 108,772 | 105,603 |
| – Others | 12,318 | 12,823 |
| | <hr/> | <hr/> |
| Subtotal | 1,182,797 | 1,172,681 |
| | <hr/> | <hr/> |
| Accrued payroll liabilities | 179,562 | 181,434 |
| Other tax payables | 31,554 | 26,404 |
| | <hr/> | <hr/> |
| Total | <u>1,393,913</u> | <u>1,380,519</u> |

- (a) The amounts represent advances received from property owners and tenants for settlement of costs to be incurred in relation to property management services provided under a commission basis.
- (b) The amounts mainly represent performance guarantee deposits received from other service providers and renovation and utility security deposits received from property owners and tenants.
- (c) The amounts mainly represent advances received from property owners and tenants for settlement of their utility charges.

Majority of the Group's other payables and accrued charges are denominated in RMB. Other payables are non-interest-bearing and have an average term of one year.

CHAIRMAN’S STATEMENT

Dear Shareholders,

In 2025, Yuexiu Services Group Limited (the “**Company**”) and its subsidiaries (collectively, the “**Group**”) adhered to the annual theme of “refined services & innovation for sustainable growth” and prioritised organisational reform. This enabled the Group to promote steady improvements in service quality, accelerate the transformation of the value-added services business, and enhance the quality of market expansion projects, thereby laying a more solid foundation for the Group’s long-term development.

INDUSTRY REVIEW

In 2025, the property management industry entered a new stage of development, marked by increased competition for existing projects, and a sharper focus on service quality and refined operations. Firstly, policy guidance had been strengthened and the regulatory framework continued to improve. Multi-faceted policy initiatives, such as the Central Commission for Discipline Inspection’s emphasis on rectifying industry irregularities, the People’s Daily’s advocacy for standardised services, and the Ministry of Housing and Urban-Rural Development’s promotion of “urban management at the community level”, were driving the industry towards a higher level of compliance and transparency. Secondly, market dynamics had become more prominent. The industry’s growth rate had slowed, with revenue growth declining from its peak, and the market landscape shifting from “incremental expansion” to “competition for existing projects”. Against this backdrop, the industry had become more concentrated, with leading players increasingly seizing high-quality resources and market share. Thirdly, technology-driven transformation was accelerating. Digital intelligence technologies, including AI, IoT and big data, were increasingly integrated into business processes, becoming the core driver for companies to improve quality, reduce costs, increase efficiency and build differentiated competitive advantages, thereby driving fundamental changes in operating and service models.

BUSINESS REVIEW

OPERATING RESULTS REMAINED STABLE

The Group's revenue for the year ended 31 December 2025 (the “**Year**”) was RMB3,901.9 million, up 0.9% from the year ended 31 December 2024 (the “**Previous Year**”). Profit attributable to owners of the Company was RMB273.7 million, down 22.5% from the Previous Year.

The board (the “**Board**”) of directors (the “**Directors**”) of the Company proposed to declare a final dividend of HKD0.037 per share of the Company (the “**Share**”) (equal to RMB0.030 per Share) for the Year. Together with the interim dividend, total dividend for the full year of 2025 was HKD0.125 per share (equivalent to RMB0.110 per share), raising the dividend payout ratio for the full year to 60%.

DEEPENING THE QUALITY OF REFINED SERVICES

The Group has always put customer needs and satisfaction at the core of its operations. Through a comprehensive approach combining “standardised + intelligent + personalised” services, the Group had built an industry-leading service operating model and achieved improvements in both service efficiency and customer satisfaction during the Year.

The Group had established a four-tiered service system offering a tailored service range that aligned quality with price. The system comprised “Zun Yue (尊悦) (the TOP tier), Zhen Yue (臻悦) (the premium tier), Bo Yue (铂悦) (the mid-to-premium tier) and Xiang Yue (享悦) (the inclusive tier)”. By calibrating the workforce efficiency model according to the service tier, the Group aimed to achieve close alignment between service quality and customer value. At the same time, the Group launched specific initiatives in four key areas in property management – cleaning, greening, security, and maintenance – to address issues such as building and basement sanitation and exposed soil on lawns. The Group also implemented

the “Yue Renewal (悦焕新)” special project in older residential compounds. Through its community operations, the Group had built a three-level structure of “life butler + interest community + public welfare platform”. This had helped strengthen emotion connections with residents, whilst continuously improving the quality of the living environment and building resident loyalty. According to monthly survey data from third-party research firm FG Consulting, in the residential projects managed by the Group, owner satisfaction score across the four key areas of cleaning, greening, security, and maintenance, as well as customer service, achieved 85.6 points for the Year, up by 2.2 points year-on-year.

In addition, the Group actively pursued smart service initiatives. The Group launched the centralised command centre that integrated hardware, software and services. The management dashboard enabled the visualisation of operational data at project level; the integrated electronic building automation system automatically collected data on operational efficiency and equipment performance; and the AI quality control technology automatically identified anomalies and issued alerts, enabling intelligent quality control.

OPTIMISING THE STRUCTURE OF VALUE-ADDED BUSINESSES

In 2025, the Group established its value-added business department. Through resource integration and business model innovation, the department built a business model based on “platform empowerment + scenario-driven services + ecosystem synergy” to promote the professional development of the three major sectors: lifestyle services, community commercial services and property asset management services.

In terms of lifestyle services, the Group capitalised on a portfolio of flagship products and in-depth channel development to drive community consumption. Focusing on high-frequency and essential goods, the Group had developed four flagship products: customised bottled water, grains and oils, air conditioner cleaning solutions, and Mid-Autumn Festival moon cakes. It also optimised its distribution channels by increasing front-load warehouses in communities.

In terms of community commercial services, the Group had made significant progress in external expansion and the provision of full-chain services, setting a new benchmark for commercial operations. During the Year, the first external project commenced operations in Wuxi, enabling the implementation of a one-stop service model for the entire commercial chain. The Group had also deployed a “smart customer flow analysis system” to predict consumption trends with greater accuracy and help merchants increase sales.

In terms of property asset management services, through spatial restructuring and scenario integration, the Group has opened up new spaces with diversified value. The first “Yue +LIFE” lifestyle store, a multifunctional composite lifestyle space integrating property leasing and sales, home living and other service offerings, was successfully launched, enhancing customer engagement and service experience. As for the home furnishing business, the Group completed the upgrade and renovation of vacant office units and made progress in B2B engineering services for business clients.

EXPANDING HIGH-QUALITY GROWTH MARKETS

In 2025, the Group established a refined investment and development framework characterised by rigorous project screening, informed decision-making, and closed-loop management throughout the entire lifecycle. This framework enabled closed-loop management from project screening and decision-making to operations, thereby significantly improving the accuracy and success rate of market expansion. A non-residential business department was established to capture business opportunities in strategic sub-segments including banks and campuses. Non-residential business accounted for 87% of the contract value of market expansion projects for the Year. Development was balanced across four major business segments: residential properties, the TOD sector, commercial properties and industrial parks, and public premises. During the Year, the Group successfully acquired contracts for high-quality projects such as the Tianjinxi Railway Station, the National Learning Centre of Industrial and Commercial Bank of China, the Guangdong Port & Shipping Building, the Victory Memorial Hall of the Crossing the Yangtze River Campaign in Nanjing and the Jingyang Lake Science and Innovation Park. This enhanced the balance and quality of the Group’s business portfolio and improved its overall market expansion capabilities. During the Year, the Group’s market expansion projects achieved a collection rate of 94%.

In 2025, the Group signed contracts for 69 (2024: 85) new projects, adding a total contracted gross floor area (“GFA”) of 9.8 million sq.m. (2024: 13.0 million sq.m.) At the same time, the Group proactively withdrew from low-quality and inefficient projects, terminating contracts totalling 6.5 million sq.m. (2024: 7.2 million sq.m.) of contracted GFA in 2025, thereby continuously optimising its portfolio of managed projects. As of 31 December 2025, the Group managed 465 projects (2024: 437) with a total GFA of 73.5 million sq.m. (2024: 69.3 million sq.m.) and was contracted to manage 521 (2024: 508) projects with a total contracted GFA of 90.0 million sq.m. (2024: 88.7 million sq.m.). The Group continued to strengthen its national presence, focusing on the Guangdong-Hong Kong-Macao Greater Bay Area (the “**Greater Bay Area**”), with its contracted management projects spanning 44 (2024: 48) cities, including Hong Kong, focusing on key cities with higher density and profitability.

AWARDS AND RECOGNITIONS

In 2025, the Group received numerous accolades, including rising one place to 11th place on the list of TOP 100 Property Management Companies in China (中國物業服務百強企業) and achieving first place among the Top 50 Outstanding Property Management Companies in Guangzhou (廣州市物業服務優秀企業50強). Both lists were published by the Beijing China Index Academy, an authoritative industry institution. As part of the Group’s continued ESG promotion and development, the Group’s S&P CSA score improved to 52, ranking among the top 11% of global peers; and its Wind ESG rating improved to AA, the highest rating awarded to property management companies in Chinese mainland.

OUTLOOK

Looking ahead, against the profound adjustments in the real estate industry and deepening market-oriented reforms in the property management sector, the property management industry is at a turning point, shifting from “scale expansion” to “value creation”. As policy compliance requirements continue to tighten and industry consolidation accelerates, the market landscape is expected to become increasingly diverged. This process has made high-quality development an irreversible trend. Through service enhancement, technological

empowerment and business model innovation, outstanding industry leaders are creating new opportunities for high-quality growth in the existing market. In 2026, the Group will adopt the annual theme of “refined services, management innovation, structure optimisation, and forging ahead against headwinds”. It will work to consolidate the foundation of its service quality, pursue both scale and quality in market expansion, accelerate the optimisation of its value-added services offerings, improve cost efficiency and continue to promote organisational reform, committing its full efforts to align with the “15th Five-Year” development plan.

STRENGTHENING THE FOUNDATION TO IMPROVE QUALITY AND EFFICIENCY

The Group will promote the effective implementation of its four-tier service standards to better align service quality with cost, enhance customer experience in various scenarios, strengthen its established reputation for high-quality services, and improve customer satisfaction and service competitiveness. At the same time, the Group will leverage AI quality control, EBA-FM and other digital tools to enable remote inspections, thereby implementing an integrated approach combining “technology + management”, improving workforce efficiency, and ultimately achieving effective cost control.

EXPANDING SCALE TO ACHIEVE HIGH-QUALITY GROWTH

The Group will further strengthen its presence in strategic cities and key segments with a focus on four major sectors while pursuing business opportunities in four non-residential sub-sectors: banks, corporate headquarters, government premises and campuses. In addition to raising standards, strengthening quality control and enhancing risk management, the Group will pursue high-quality project contracts in a more targeted manner and build a forward-looking interactive mechanism that combines expansion and operations to improve project efficiency.

OPTIMISING VALUE-ADDED SERVICES AND BUILDING DIVERSIFIED GROWTH DRIVERS

The Group will maximise the effectiveness of its value-added services department, focusing on the three areas of “upgrading products and services, innovating business models, and strengthening front-line collaboration”. By optimising incentive and collaboration mechanisms, the Group aims to promote integrated business development, and refine the strategic positioning and business structure of its lifestyle services, community commercial services and asset services platforms, thereby building diversified and sustainable profit growth drivers for the Group.

At the same time, the Group will improve cost efficiency through lean operations. The Group will promote greater standardisation and refinement in personnel allocation across businesses to enhance operational efficiency, and reduce costs on quality control by optimising operation practices with digital and intelligent approaches and technological solutions. Additionally, it will further improve its strategic procurement system, capitalising on economies of scale and strengthening bargaining position with suppliers, thereby reducing operation costs.

While promoting high-quality business development, the Group also prioritises sustainability management. It actively embraces its corporate social responsibility and fulfils its obligations as a state-owned enterprise, aiming to maximise overall value across economic, social, and environmental dimensions. The Group will remain committed to its core strategy of “value co-creation, eco-friendly development, and service excellence”, steadily advancing its three-step development plan while deepening its focus on four strategic pillars. The Group will continue to harness technology to enhance quality and efficiency, strengthen service foundations through standardisation, and refine its end-to-end sustainable development management system continuously. Meanwhile, it will advance climate-related information disclosure and implement its dual carbon goals with precision. The Group will integrate green and low-carbon principles throughout the entire property services value chain, with a

focus on creating low-carbon, liveable communities and promoting a collaborative ecological development. Through its sustainable practices, the Group aims to empower high-quality urban development, creating sustainable communities for the future and achieving mutual growth and synergy between commercial and social values. The Group is committed to setting a standard for sustainable development in the property management industry and contributing Yuexiu's strength to the industry's high-quality advancement and the sustainable development of society.

Going forward, the Group will maintain a long-term perspective, enhancing customer satisfaction and brand awareness by providing high-quality services and products to strengthen its core competitiveness and become a leading and trusted smart city service provider.

ACKNOWLEDGEMENTS

We would like to extend our sincere gratitude to our shareholders, partners, and customers for their support, as well as to all of our employees for their hard work and dedication, which have been instrumental to the Group's success and growth.

Jiang Guoxiong

Chairman of the Board

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

Overview

The Group is one of the leading property management companies in the Greater Bay Area. The Group is committed to providing diversified and integrated services across a wide range of properties, including residential properties, shopping malls, office buildings, public amenities, urban railways, metro stations and metro depots. Its primary businesses are:

- (i) non-commercial property management and value-added services – which consist of property management services, value-added services to non-property owners and community value-added services; and
- (ii) commercial property management and operational services – which consist of commercial operation and management services and market positioning consultancy and tenant sourcing services.

As of 31 December 2025, the Group:

- had 521 (31 December 2024: 508) contracted projects, with a total contracted GFA of 90.0 million sq.m. (31 December 2024: 88.7 million sq.m.), representing a year-on-year increase of 1.4% in contracted GFA; and
- had 465 (31 December 2024: 437) projects under management, with a total GFA under management of 73.5 million sq.m. (31 December 2024: 69.3 million sq.m.), representing a year-on-year increase of 6.0% in GFA under management.

The table below sets forth the change in the Group's number of contracted projects and projects under management as of the dates indicated.

| | As of 31 December 2025 | | As of 31 December 2024 | |
|-----------------------|------------------------|---------------------------|------------------------|---------------------------|
| | Contracted projects | Projects under management | Contracted projects | Projects under management |
| Total projects | 521 | 465 | 508 | 437 |

The table below sets forth the change in the Group's contracted GFA and GFA under management for the periods indicated.

| | Year ended 31 December | | | |
|----------------------------------|-------------------------------|-------------------------------------|----------------|----------------------|
| | 2025 | | 2024 | |
| | Contracted GFA ⁽¹⁾ | GFA under management ⁽²⁾ | Contracted GFA | GFA under management |
| | <i>(sq.m. in thousands)</i> | | | |
| As of the beginning of the year | 88,727 | 69,309 | 83,448 | 65,211 |
| New engagements | 9,800 | 10,708 | 12,953 | 11,305 |
| Terminations | (8,522) | (6,549) | (7,674) | (7,207) |
| As of the end of the year | 90,005 | 73,468 | 88,727 | 69,309 |

Notes:

(1) Contracted GFA means gross floor area currently being managed or to be managed by the Group under signed property management service contracts.

(2) GFA under management means gross floor area currently being managed by the Group under signed property management service contracts.

As of 31 December 2025, among the GFA under management, approximately 62% was located in the Greater Bay Area and 92% was distributed in first- and second-tier cities, providing a solid foundation for the Company's stable future development.

The table below sets forth a geographical breakdown of the Group's contracted GFA and GFA under management as of the dates indicated.

| | As of 31 December | | | |
|-------------------------------|-----------------------------|---------------------------------|---------------------------|---------------------------------|
| | 2025 | | 2024 | |
| | Contracted GFA | GFA under management | Contracted GFA | GFA under management |
| | <i>(sq.m. in thousands)</i> | | | |
| Greater Bay Area | 56,808 | 45,712 | 54,959 | 41,511 |
| East China Region | 9,085 | 7,956 | 9,112 | 7,500 |
| Central and West China Region | 14,582 | 11,420 | 15,711 | 12,708 |
| North China Region | 9,530 | 8,380 | 8,945 | 7,590 |
| Total | <u>90,005</u> | <u>73,468</u> | <u>88,727</u> | <u>69,309</u> |

Non-commercial property management and value-added services

The Group provides a wide spectrum of property management services and value-added services to non-commercial properties, which primarily comprise residential properties, TOD properties, public premises and industrial parks. In particular, it offers:

- **Property management services.** The Group provides cleaning, security, gardening and repair and maintenance services to property owners, property owners' associations and/or residents for properties sold and delivered, and to property developers for the pre-delivery stage of residential properties.
- **Value-added services to non-property owners.** The Group provides value-added services to non-property owners, which include: (i) sales office and display unit management and pre-delivery support services; (ii) carpark space sales assistance services; (iii) ancillary property leasing services; and (iv) preliminary planning and design consultancy services and intelligent services.

- **Community value-added services.** The Group provides community value-added services to meet the needs of property owners and residents of residential properties under its management. Such services include: (i) homeliving services; (ii) space operation services; and (iii) decoration, turnkey and move-in furnishing services.

As of 31 December 2025, the Group:

- had 438 (31 December 2024: 423) contracted non-commercial projects, with a contracted GFA of 82.4 million sq.m. (31 December 2024: 81.3 million sq.m.); and
- had 387 (31 December 2024: 359) non-commercial projects under management, with a GFA under management of 66.5 million sq.m. (31 December 2024: 62.7 million sq.m.).

The table below sets forth the change in the Group's contracted non-commercial projects and non-commercial projects under management as of the dates indicated.

| | As of 31 December 2025 | | As of 31 December 2024 | |
|-------------------------|-------------------------------|----------------------------------|------------------------|---------------------------|
| | Contracted projects | Projects under management | Contracted projects | Projects under management |
| Non-commercial projects | <u>438</u> | <u>387</u> | <u>423</u> | <u>359</u> |

The table below sets forth the Group's contracted GFA and GFA under management of non-commercial projects as of the dates indicated.

| | As of 31 December 2025 | | As of 31 December 2024 | |
|-------------------------|-------------------------------|-----------------------------|------------------------|----------------------|
| | Contracted GFA | GFA under management | Contracted GFA | GFA under management |
| | <i>(sq.m. in thousands)</i> | | | |
| Non-commercial projects | <u>82,423</u> | <u>66,484</u> | <u>81,292</u> | <u>62,652</u> |

For the Year, the average property management fee of residential projects increased slightly at RMB2.9/sq.m./month (Previous Year: RMB2.8/sq.m./month).

The table below sets forth the Group’s average property management fee of residential projects for the periods indicated.

| | Year ended 31 December | |
|----------------------|-------------------------------|------------|
| | 2025 | 2024 |
| | <i>(RMB/sq.m./month)</i> | |
| Residential projects | <u>2.9</u> | <u>2.8</u> |

As of 31 December 2025, the Group has served over 330,000 property owners. Based on this, it had deeply established community value-added services and continuously expanded the scope of services.

Commercial property management and operational services

The Group provides property management and operational services to commercial properties, which primarily comprise office buildings, shopping malls and wholesale markets. In particular, it offers:

- **Commercial operation and management services.** The Group provides commercial operation and management services to property owners, property developers and tenants, which mainly consist of commercial property management services and other value-added services such as carpark management and operational services and space operation services (including advertising space leasing and common area leasing services).
- **Market positioning consultancy and tenant sourcing services.** The Group provides market positioning consultancy and tenant sourcing services to property developers and property owners, including market positioning and management consultancy services and tenant sourcing services.

As of 31 December 2025, the Group:

- had 83 (31 December 2024: 85) contracted commercial projects, with a contracted GFA of 7.6 million sq.m. (31 December 2024: 7.4 million sq.m.); and
- had 78 (31 December 2024: 78) commercial projects under management, with a GFA under management of 7.0 million sq.m. (31 December 2024: 6.7 million sq.m.).

The table below sets forth the change in the Group's number of contracted commercial projects and commercial projects under management as of the dates indicated.

| | As of 31 December 2025 | | As of 31 December 2024 | |
|---------------------|-------------------------------|----------------------------------|-------------------------------|----------------------------------|
| | Contracted projects | Projects under management | Contracted projects | Projects under management |
| Commercial projects | <u>83</u> | <u>78</u> | <u>85</u> | <u>78</u> |

The table below sets forth the Group's contracted GFA and GFA under management in its commercial projects as of the dates indicated.

| | As of 31 December 2025 | | As of 31 December 2024 | |
|---------------------|-------------------------------|-----------------------------|-------------------------------|-----------------------------|
| | Contracted GFA | GFA under management | Contracted GFA | GFA under management |
| | <i>(sq.m. in thousands)</i> | | | |
| Commercial projects | <u>7,582</u> | <u>6,985</u> | <u>7,435</u> | <u>6,657</u> |

For the Year, the average management fee for office buildings and shopping malls was RMB17.4/sq.m./month (Previous Year: RMB20.0/sq.m./month) and RMB27.7/sq.m./month (Previous Year: RMB25.6/sq.m./month), respectively.

The table below sets forth the Group's average property management fee at commercial projects for the periods indicated.

| | Year ended 31 December | |
|------------------|-------------------------------|-------------|
| | 2025 | 2024 |
| | <i>(RMB/sq.m./month)</i> | |
| Office buildings | <u>17.4</u> | <u>20.0</u> |
| Shopping malls | <u>27.7</u> | <u>25.6</u> |

FINANCIAL REVIEW

Revenue

For the Year, the Group's revenue amounted to RMB3,901.9 million (Previous Year: RMB3,868.2 million), representing a year-on-year increase of 0.9%.

The table below sets forth a breakdown of the Group's revenue by business segment for the years indicated.

| | Year ended 31 December | | | |
|---|-------------------------|---------------------|-------------------------|---------------------|
| | 2025 | | 2024 | |
| | <i>RMB'000</i> | <i>%</i> | <i>RMB'000</i> | <i>%</i> |
| Non-commercial property management and value-added services | 3,153,352 | 80.8 | 3,134,236 | 81.0 |
| Commercial property management and operational services | 748,538 | 19.2 | 733,916 | 19.0 |
| Total | <u>3,901,890</u> | <u>100.0</u> | <u>3,868,152</u> | <u>100.0</u> |

The table below sets forth the breakdown of the Group’s revenue by type of ultimate paying customer for the years indicated.

| | Year ended 31 December | | | |
|--|-------------------------|-------------------|-------------------------|---------------------|
| | 2025 | | 2024 | |
| | <i>RMB’000</i> | <i>%</i> | <i>RMB’000</i> | <i>%</i> |
| GZYG, Yuexiu Property and their respective joint ventures, associates or other related parties ⁽¹⁾ | 1,422,838 | 36.5 | 1,462,947 | 37.8 |
| Independent third parties ⁽²⁾ | 2,479,052 | 63.5 | 2,405,205 | 62.2 |
| Total | <u>3,901,890</u> | <u>100</u> | <u>3,868,152</u> | <u>100.0</u> |

Notes:

(1) Comprise Guangzhou Yue Xiu Holdings Limited* (廣州越秀集團股份有限公司) (“**GZYX**”), Yuexiu Property Company Limited (Stock code: 123) (“**Yuexiu Property**”), both being the controlling shareholders (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) of the Company, and their respective joint ventures, associates or other related parties.

(2) Comprise entity or person who is not a connected person (as defined in the Listing Rules) of the Company (“**Independent Third Parties**”).

The Group generally provided property management services to Independent Third Party customers (who were property owners, residents, tenants, property owners' associations and property developers), after the delivery of properties by property developers (which were GZYG and Yuexiu Property and their respective joint ventures, associates or other related parties or Independent Third Parties). During the Year, the Group's revenue received from GZYG, Yuexiu Property and their respective joint ventures, associates or other related parties amounted to RMB1,422.8 million, representing a decrease of RMB40.1 million or a year-on-year decrease of 2.7% as compared to RMB1,462.9 million for the Previous Year. The decrease was mainly due to the combined effect of a shrinking scale of agency business as a result of the overall slowdown in the real estate industry and the growth in the intelligent business.

The table below sets forth the geographical breakdown of the Group's revenue for the years indicated.

| | Year ended 31 December | | | |
|------------------|-------------------------------|---------------------|-------------------------|---------------------|
| | 2025 | | 2024 | |
| | <i>RMB'000</i> | <i>%</i> | <i>RMB'000</i> | <i>%</i> |
| Chinese mainland | 3,799,456 | 97.4 | 3,766,996 | 97.4 |
| Hong Kong | 102,434 | 2.6 | 101,156 | 2.6 |
| Total | <u>3,901,890</u> | <u>100.0</u> | <u>3,868,152</u> | <u>100.0</u> |

(I) Non-commercial property management and value-added services

For the Year, revenue from non-commercial property management and value-added services remained generally stable at RMB3,153.4 million (Previous Year: RMB3,134.2 million), of which:

- (i) revenue from property management services increased from RMB1,236.3 million for the Previous Year to RMB1,499.0 million for the Year, representing an increase of 21.3%, primarily attributable to the expansion of business scale. The number of non-commercial projects under its management increased to 387 and the GFA under management increased to 66.5 million sq.m. as of 31 December 2025;
- (ii) revenue from value-added services to non-property owners increased from RMB680.8 million for the Previous Year to RMB691.1 million for the Year, representing a year-on-year increase of 1.5%. This was primarily attributable to the combined effect of the decrease in revenue from carpark space sales assistance services and the increase in revenue from intelligent business; and
- (iii) revenue from community value-added services decreased from RMB1,217.2 million for the Previous Year to RMB963.3 million for the Year, representing a decrease of 20.9%. This was primarily attributable to the completion of a specific phase of non-recurring home structural engineering business.

The table below sets forth the breakdown of the Group's revenue from this business segment by type of services for the years indicated.

| | Year ended 31 December | | | |
|--|-------------------------|---------------------|-------------------------|---------------------|
| | 2025 | | 2024 | |
| | <i>RMB'000</i> | <i>%</i> | <i>RMB'000</i> | <i>%</i> |
| Property management services | 1,499,002 | 47.5 | 1,236,278 | 39.4 |
| Value-added services to non-property owners | 691,072 | 21.9 | 680,808 | 21.7 |
| Community value-added services | 963,278 | 30.6 | 1,217,150 | 38.9 |
| Total | <u>3,153,352</u> | <u>100.0</u> | <u>3,134,236</u> | <u>100.0</u> |

(II) Commercial property management and operational services

For the Year, revenue from commercial property management and operational services amounted to RMB748.5 million (Previous Year: RMB733.9 million), representing a year-on-year increase of 2.0%. Revenue from commercial operation and management services decreased, which was mainly due to the impact of the decline in the occupancy rate of commercial projects. Meanwhile, more commercial projects enter the preliminary preparation stage, driving the growth of revenue from market positioning consultancy and tenant sourcing services.

The table below sets forth the breakdown of the Group's revenue from this business segment by type of services for the years indicated.

| | Year ended 31 December | | | |
|---|------------------------|---------------------|-----------------------|---------------------|
| | 2025 | | 2024 | |
| | <i>RMB'000</i> | <i>%</i> | <i>RMB'000</i> | <i>%</i> |
| Commercial operation and management services | 616,677 | 82.4 | 630,404 | 85.9 |
| Market positioning consultancy and tenant sourcing services | 131,861 | 17.6 | 103,512 | 14.1 |
| Total | <u>748,538</u> | <u>100.0</u> | <u>733,916</u> | <u>100.0</u> |

Cost of sales

The Group's cost of sales represents costs and expenses directly attributable to the provision of its services, which mainly comprises employee benefit expenses, cost of labour dispatch services, subcontractor costs for decoration and other services, cost of goods sold, maintenance costs and depreciation and amortisation.

For the Year, the Group's cost of sales was RMB3,325.2 million (Previous Year: RMB2,966.5 million), representing a year-on-year increase of 12.1%, which was mainly attributable to the increments from the expansion of the GFA under management and business scale. The cost of sales grew at a faster rate than revenue, primarily driven by a contraction in high-margin value-added services, such as brokerage services, as impacted by a significant downturn in the real estate sector.

For the Year, the cost of sales included the following items:

Employee benefit expenses of RMB707.8 million (Previous Year: RMB687.6 million), representing a year-on-year increase of 2.9%; cost of labour dispatch services of RMB304.0 million (Previous Year: RMB228.3 million), representing a year-on-year increase of 33.2%. Their combined increase of 10.5% was driven by factors such as scale expansion and government policy adjustments.

Gardening and cleaning expenses of RMB699.7 million (Previous Year: RMB527.6 million), representing a year-on-year increase of 32.6%. This was primarily attributable to the expansion of business scale and the increased investment in service quality improvement to address demands of higher service quality from our customers.

Subcontractor costs for decoration and other services of RMB447.7 million (Previous Year: RMB555.2 million), representing a year-on-year decrease of 19.4%. This was primarily attributable to the combined effect of the reduction in the home structural engineering and the growth in the intelligent business.

Cost of goods sold of RMB313.9 million (Previous Year: RMB226.3 million), representing a year-on-year increase of 38.7%, aligning with the increase in the lifestyle services business.

Gross profit and gross profit margin

The following table sets forth the Group's gross profit and gross profit margin by business segments for the years indicated.

| | Year ended 31 December | | | |
|--|------------------------|---------------------|----------------|---------------------|
| | 2025 | | 2024 | |
| | Gross profit | Gross profit margin | Gross profit | Gross profit margin |
| | <i>RMB'000</i> | % | <i>RMB'000</i> | % |
| Non-commercial property management and value-added services | | | | |
| – Property management services | 168,948 | 11.3 | 185,295 | 15.0 |
| – Value-added services to non-property owners | 68,801 | 10.0 | 151,141 | 22.2 |
| – Community value-added services | 183,874 | 19.1 | 350,362 | 28.8 |
| Sub-total | 421,623 | 13.4 | 686,798 | 21.9 |
| Commercial property management and operational services | | | | |
| – Commercial operation and management services | 126,239 | 20.5 | 173,441 | 27.5 |
| – Market positioning consultancy and tenant sourcing services | 28,858 | 21.9 | 41,377 | 40.0 |
| Sub-total | 155,097 | 20.7 | 214,818 | 29.3 |
| Total | 576,720 | 14.8 | 901,616 | 23.3 |

The Group's gross profit decreased from RMB901.6 million for the Previous Year to RMB576.7 million for the Year and its overall gross profit margin decreased from 23.3% for the Previous Year to 14.8% for the Year, which was mainly due to the following reasons:

The gross profit margin for non-commercial property management and value-added services decreased from 21.9% for the Previous Year to 13.4% for the Year, of which: (i) the gross profit margin for property management services decreased by 3.7 percentage points, mainly attributable to the increased cost in service quality enhancements and the increase in labour costs due to policy changes; (ii) the gross profit margin for value-added services to non-property owners decreased by 12.2 percentage points, primarily attributable to the industry-wide slowdown in real estate development, resulting in reduced demand for high-margin value-added services for non-property owners, such as carpark space sales assistance services; and (iii) the gross profit margin for community value-added services decreased by 9.7 percentage points, primarily attributable to the completion of a specific phase of non-recurring home structural engineering business, leading to a decline in gross profit from this segment.

The gross profit margin for commercial property management and operational services decreased from 29.3% for the Previous Year to 20.7% for the Year, primarily due to the combined effect of the decrease in revenue caused by the decline in the occupancy rate of commercial projects resulting from the impact of the macro environment and the increased costs to stabilise occupancy rate.

Administrative expenses

Administrative expenses of the Group mainly comprise employee benefit expenses, consultancy fees, depreciation and amortisation charges, travelling and entertainment expenses, and bank charges. For the Year, administrative expenses of the Group amounted to RMB291.2 million, representing a decrease of 1.7% as compared to that of RMB296.4 million for the Previous Year. This benefited from measures for cost control, efficiency enhancement and organisational optimisation, which continuously improved management efficiency.

Other income and gains, net

Other income and gains, net of the Group primarily consist of interest income from bank deposits, government grants and net foreign exchange gains and losses. For the Year, other income and gains of the Group amounted to RMB104.1 million (Previous Year: RMB114.0 million), of which interest income from bank deposits amounted to RMB94.1 million (Previous Year: RMB106.7 million), representing a decrease of 11.8%, primarily attributable to the downward adjustment of market interest rates.

Income tax expenses

For the Year, income tax expenses of the Group were RMB85.0 million (Previous Year: RMB176.7 million).

Profit for the Year

For the Year, net profit of the Group amounted to RMB277.9 million (Previous Year: RMB285.8 million), representing a year-on-year decrease of 2.8%. Net profit margin for the Year was 7.1%, representing a decrease of 0.3 percentage point as compared to that of 7.4% for the Previous Year.

Profit attributable to owners of the Company

During the Year, profit attributable to owners of the Company was RMB273.7 million (Previous Year: RMB352.9 million), representing a year-on-year decrease of 22.5%.

Basic earnings per share

In the Year, basic earnings per share attributable to the owners of the Company (based on the weighted average number of ordinary shares in issue) amounted to RMB0.18 (Previous Year: RMB0.23).

Final Dividend

The Board proposed the payment of a final dividend of HKD0.037 per share (equal to RMB0.030 per share) for the Year (2024: HKD0.083 per share which was equivalent to RMB0.078 per share). Together with the interim dividend of HKD0.088 per share which was equivalent to approximately RMB0.080 per share, total dividends for the year ended 31 December 2025 amounted to HKD0.125 per share which was equivalent to approximately RMB0.110 per share. The record date for the Shareholders' entitlement to the final dividend will be on Tuesday, 16 June 2026, and the payment date for the final dividend will be on or about Wednesday, 8 July 2026, subject to the approval of Shareholders at the forthcoming annual general meeting of the Company. Dividends payable to Shareholders will be paid in Hong Kong dollars. The exchange rate adopted by the Company for its dividend payable is the average middle exchange rate of HKD against RMB announced by the People's Bank of China in the five business days preceding the date of dividend declaration.

Equity investments designated at fair value through other comprehensive income

As of 31 December 2025, the Group had equity investments designated at fair value through other comprehensive income of RMB32.6 million (31 December 2024: RMB32.8 million), which comprised the Group's investments in:

- (i) 5% equity interests of Guangzhou Construction & Development Property Holdings Mingte Network Development Co., Ltd. (廣州市城建開發集團名特網絡發展有限公司), which is principally engaged in development and installation of intelligence management systems and information management systems and services;
- (ii) 10% equity interests of Guangzhou Yuetou Commercial Factoring Co., Ltd. (廣州越投商業保理有限公司), which is principally engaged in provision of commercial factoring and other related financial services in the PRC; and
- (iii) 10% equity interests of Guangzhou Yuebang Enterprise Management Co., Ltd. (廣州越邦企業管理有限公司), which is principally engaged in provision of human resources services, labour dispatch services and other related services.

Trade receivables

The Group's trade receivables increased to RMB849.3 million as of 31 December 2025 from RMB773.4 million as of 31 December 2024, representing an increase of 9.8%, which was mainly attributable to the continuous expansion of the Group's business scale.

Other receivables

The Group's other receivables mainly comprise property management costs recoverable, payments on behalf of residents and tenants and guarantee deposits paid in relation to the provision of property management services. The Group's other receivables increased to RMB505.3 million as of 31 December 2025 from RMB498.5 million as of 31 December 2024, representing an increase of 1.4% and remaining generally stable.

Trade and bills payables

The Group's trade and bills payables increased to RMB1,079.2 million as of 31 December 2025 from RMB651.5 million as of 31 December 2024, representing an increase of 65.6%, mainly due to the continuous business expansion of the Group and the adjustments to its payment schedules.

Other payables and accruals

The Group's other payables primarily consist of advances received from property owners and tenants for settlement of costs to be incurred in relation to property management services provided under a commission basis, and performance guarantee deposits received from other service providers and renovation and utility security deposits received from property owners and tenants, accrued payroll liabilities and other tax payables. The Group's other payables as of 31 December 2024 and 31 December 2025 remained generally stable at RMB1,380.5 million and RMB1,393.9 million, respectively.

Liquidity and capital resources

The Group finances its working capital mainly by its cash and cash equivalents, cashflows from its operating activities and a portion of the proceeds from the Global Offering (as defined below). The Group has adopted comprehensive treasury policies and internal control measures to review and monitor its financial resources and has consistently maintained stable financial condition and sufficient liquidity.

As of 31 December 2025, the Group's cash and cash equivalents and time deposits amounted to RMB4,906.3 million (31 December 2024: RMB4,701.9 million).

As of 31 December 2025, the Group had no bank borrowings (31 December 2024: Nil) or loans from related parties (31 December 2024: Nil) or non-trade amounts due to related parties (31 December 2024: Nil).

The gearing ratio is calculated based on total bank borrowings divided by total equity, multiplied by 100%. Since the Group had no bank borrowings as of 31 December 2024 and 31 December 2025, the gearing ratios as of both aforesaid dates were nil.

Proceeds from the Global Offering

The shares of the Company were listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) by way of global offering (the “**Global Offering**”) on 28 June 2021 (the “**Listing Date**”). Pursuant to the Global Offering, 369,660,000 shares were issued on the Listing Date and 43,410,500 additional shares were issued on 26 July 2021 according to the partial exercise of the over-allotment option (the “**Over-allotment Option**”) as described in the prospectus of the Company dated 16 June 2021.

After deducting the underwriting fees and commissions, incentive fee and other relevant expenses, the net proceeds from the Global Offering and the exercise of the Over-allotment Option amounted to HKD1,961.3 million (equivalent to RMB1,632.0 million). At the end of 2023, after careful consideration and detailed evaluation by the Company of the operations and business strategy, the Company had announced the change in intended use of the unutilised proceeds as at the end of 2023. As of 31 December 2025, details of the use of the proceeds subsequent to the change in use are as follows:

| Category | Intended use | Percentage | Actual use | Unutilised | Expected |
|---|------------------|------------|----------------------------|----------------|-------------------|
| | of unutilised | | of proceeds | proceeds | |
| | proceeds up to | of total | up to | up to | timeline |
| | 31 December | proceeds | 31 December | 31 December | for the |
| | 2024 | | 2025 | 2025 | intended use |
| | <i>RMB'000</i> | <i>%</i> | <i>RMB'000</i> | <i>RMB'000</i> | |
| Strategic acquisitions and investments | 500,353 | 48 | 5,027 <i>(Note 1)</i> | 495,326 | By end of 2026 |
| Further development of the Group's value-added services | 115,862 | 11 | 105,168 <i>(Note 2)</i> | 10,694 | By end of 2026 |
| Developing information technology systems and smart communities | 131,127 | 13 | 109,601 <i>(Note 3)</i> | 21,526 | By end of 2026 |
| Promoting ESG development | 102,659 | 10 | 35,306 <i>(Note 4)</i> | 67,353 | By end of 2026 |
| Replenishing working capital and for general corporate purposes | 195,415 | 19 | 77,912 | 117,503 | By end of 2026 |
| Total | <u>1,045,416</u> | <u>100</u> | <u>333,014</u> | <u>712,402</u> | |

Note:

(1) *The Group had been actively identifying suitable acquisition opportunities during the Year and had used part of the funds to pursue and conduct feasibility studies and due diligence on potential acquisition targets.*

- (2) *Further development of the Group's value-added services, mainly through continuously optimising the business strategy for value-added services in areas including technological services (developing innovative businesses and continuously expanding its service offerings), community commercial services (such as customised community activities, self-operated clubs and coffee shops), home decoration showrooms and move-in furnishing services, and property agency service centres. Relevant resource investments had effectively empowered business expansion, thereby driving the growth of revenue from intelligent and lifestyle services during the Year.*
- (3) *Development of information technology systems and smart communities mainly included upgrading facilities for smart communities (such as developing intelligent parking solutions), enhancing the IoT network of properties under the management of the Group, and investment in purchase of robot services for provision of property management services; and investing in internal management systems to improve the Group's management efficiency. The aforementioned investments are currently in the stage of planning and construction, with limited contribution to profits during the Year.*
- (4) *Promotion of ESG development mainly included investment in energy-efficient equipment and facilities for provision of property management services; and optimising facilities in old communities to reduce energy consumption.*

The unutilised proceeds will be utilised in accordance with the above purposes and are currently held as bank deposits denominated in RMB.

Pledge of assets

As of 31 December 2025, no assets of the Group were pledged as securities for liabilities.

Major acquisition and disposals

During the Year, the Company did not have any major acquisition or disposal of subsidiaries and associates.

Major investments

As of 31 December 2025, the Group did not hold any significant investment.

Contingent liabilities

As of 31 December 2025, the Group did not have any material contingent liabilities.

Capital commitment and capital expenditure

As of 31 December 2025, the Group did not have any capital commitment.

The Group's capital expenditure for the year 2026 is expected to be financed by proceeds from the Global Offering and working capital generated from the operating activities of the Group.

EMPLOYEES AND REMUNERATION POLICY

As of 31 December 2025, the Group had a total of 9,601 full-time employees in the PRC and Hong Kong, PRC. Total employee benefit expenses for the Year amounted to RMB913.9 million.

The Group regularly reviews remuneration and benefits of its employees according to the market practice and the relevant employee's performance. The Group also (in accordance with applicable laws) provides various insurance coverage (including pension insurance, medical insurance, unemployment insurance, maternity insurance and occupational injury insurance), housing provident funds (in the PRC) and mandatory provident funds (in Hong Kong, the PRC) for its employees.

The Group has also implemented various talent development and acquisition policies, in order to recruit and retain high-quality employees and their expertise and experience. For example, the "Yuexiu Property Management Training & Development Academy" provides employees with various comprehensive training sessions and courses, including management skill enhancement, qualification test tutoring and professional skill training.

CORPORATE GOVERNANCE CODE

The Board recognises the importance of maintaining a high standard of corporate governance to protect and enhance the benefits of the Shareholders and has applied the code provisions of the Corporate Governance Code contained in Appendix C1 to the Listing Rules. During the Year, the Company had complied with all code provisions set out in Part 2 of Appendix C1 to the Listing Rules.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS OF LISTED ISSUERS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) in Appendix C3 to the Listing Rules as the code of conduct for the Directors in their dealings in the Company’s securities. Having made specific enquires with each Director, all Directors confirmed that they had complied with the required standards as set out in the Model Code during the Year.

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

The Directors were authorised by the shareholders of the Company at the Company’s annual general meeting to effect repurchase of the Company’s ordinary shares not exceeding 10% of the total number of the Company’s issued shares as at the dates of the resolutions being passed, details of which were announced on 20 May 2024.

During the Year, the Company repurchased an aggregate of 8,259,500 ordinary shares for a total consideration (excluding expenses) of approximately HKD24.6 million on the Stock Exchange, out of which 1,489,000 ordinary shares were cancelled in January 2025 and the remaining 6,770,500 ordinary shares were subsequently cancelled in April 2025. Details of the ordinary shares repurchased are as follows:

| Month of repurchase in 2025 | Number of ordinary shares repurchased | Consideration | | Aggregate consideration paid (excluding expenses) |
|-----------------------------|--|-----------------------|----------------------|---|
| | | per share | | HKD'000 |
| | | <i>Highest</i> HKD | <i>Lowest</i> HKD | |
| January | 1,489,000 | 3.29 | 3.05 | 4,679 |
| March | 3,121,000 | 3.02 | 2.87 | 9,251 |
| April | 3,649,500 | 3.05 | 2.74 | 10,650 |

Save as disclosed above, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities during the Year.

EVENTS AFTER THE REPORTING PERIOD

There were no other significant events affecting the Group since 31 December 2025 and up to the date of this announcement.

AUDIT COMMITTEE

The audit committee of the Company (the “**Audit Committee**”), comprising Ms. Hui Lai Kwan (Chairlady), Mr. Hung Shing Ming and Mr. Leung Yiu Man, has discussed with the Group’s management and external auditor the accounting principles and policies adopted by the Group as well as the procedures adopted by the auditor in reviewing all continuing connected transactions and connected transactions, and has reviewed the consolidated financial statements of the Group for the Year with no disagreement.

CONTINUING CONNECTED TRANSACTIONS AND CONNECTED TRANSACTIONS

The continuing connected transactions have been reviewed by the independent non-executive Directors. The independent non-executive Directors confirm that the continuing connected transactions were entered into:

- a) in the ordinary and usual course of business of the Group;
- b) either on normal commercial terms or better; and
- c) under terms and conditions that are fair and reasonable and in the interests of the Shareholders as a whole.

The Company has engaged its auditor to report on the continuing connected transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) “Assurance Engagements Other Than Audits or Reviews of Historical Financial Information” and with reference to Practice Note 740 “Auditor’s Letter on Continuing Connected Transactions under the Hong Kong Listing Rules” issued by the Hong Kong Institute of Certified Public Accountants. The Company’s auditor has issued an unqualified letter containing the findings and conclusions in respect of the aforesaid continuing connected transactions in accordance with Rule 14A.56 of the Listing Rules and nothing has come to its attention that causes it to believe that the disclosed continuing connected transactions:

- a) have not been approved by the Board;
- b) were not, in all material respects, in accordance with the pricing policies of the Group;
- c) were not entered into, in all material respects, in accordance with the relevant agreements governing the transactions; or
- d) have exceeded the annual cap in respect of the disclosed continuing connected transactions.

REVIEW OF ANNUAL RESULTS

The annual results have been reviewed and agreed by the Audit Committee. The figures in respect of this preliminary announcement of the Group's results for the Year have been agreed by the Group's auditor, Ernst & Young, to the amounts set out in the Group's draft consolidated financial statements for the Year. The work performed by Ernst & Young 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 Accountants and consequently no assurance has been expressed by Ernst & Young on this preliminary announcement.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from Tuesday, 2 June 2026 to Friday, 5 June 2026, both days inclusive, during which period no transfer of shares will be registered. For the purpose of ascertaining the Shareholders' eligibility to participate in the forthcoming annual general meeting of the Company to be held on Friday, 5 June 2026, all properly completed transfer forms accompanied by the relevant share certificates must be lodged for registration with the Company's share registrar, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, no later than 4:30 p.m. on Monday, 1 June 2026. The record date for the annual general meeting will be on Friday, 5 June 2026.

In addition, the register of members of the Company will be closed from Monday, 15 June 2026 to Tuesday, 16 June 2026, both days inclusive, for the purpose of ascertaining the Shareholders' entitlement to the final dividend. In order to qualify for the final dividend, all properly completed transfer forms accompanied by the relevant share certificates must be lodged for registration with the Company's share registrar, Tricor Investor Services Limited, no later than 4:30 p.m. on Friday, 12 June 2026.

PUBLICATION OF ANNUAL RESULTS ON THE WEBSITES OF THE STOCK EXCHANGE AND THE COMPANY

This annual results announcement will be published on the websites of the Company (www.yuexiuserVICES.com) and the Stock Exchange (www.hkexnews.hk). The Company's annual report for the Year will be despatched to the Shareholders and published on the aforesaid websites in due course.

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

Hong Kong, 26 March 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 *HUNG Shing Ming, HUI Lai Kwan and LEUNG Yiu Man*
Directors:

* *for identification purpose only*