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温嶺浙江工量刃具交易中心股份有限公司  
Wenling Zhejiang Measuring and Cutting Tools Trading Centre Company Limited\*  
(A joint stock company incorporated in the People's Republic of China with limited liability)  
(Stock Code: 1379)

## ANNOUNCEMENT OF ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2025

### FINANCIAL HIGHLIGHTS

	For the year ended 31 December		
	2025	2024	Change
Revenue (RMB'000)	<b>68,973</b>	68,814	0.2%
Gross profit (RMB'000)	<b>54,988</b>	55,451	(0.8)%
Gross profit margin	<b>79.7%</b>	80.6%	(0.9)
Profit for the year (RMB'000)	<b>16,294</b>	15,070	8.1%
Net profit margin	<b>23.6%</b>	21.9%	1.7
Basic and diluted earnings per share (RMB)	<b>0.20</b>	0.19	5.3%

The Board has recommended the payment of a final dividend of RMB0.12 (before tax) per share for the year ended 31 December 2025 (2024: RMB0.23 per share).

## ANNUAL RESULTS

The board (the “**Board**”) of directors (the “**Directors**”) of Wenling Zhejiang Measuring and Cutting Tools Trading Centre Company Limited\* (温嶺浙江工量刃具交易中心股份有限公司) (the “**Company**”) is pleased to announce the consolidated annual results of the Company and its subsidiaries (collectively the “**Group**”) for the year ended 31 December 2025, together with the comparative figures for the previous year, as follows:

### CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

*For the year ended 31 December 2025*

	Note	2025 RMB'000	2024 RMB'000
<b>Revenue</b>	3	<b>68,973</b>	68,814
Cost of sales		<u>(13,985)</u>	<u>(13,363)</u>
<b>Gross profit</b>		<b>54,988</b>	55,451
Valuation losses on investment properties	9	(24,363)	(24,222)
Other net income	4	1,447	35
Selling and marketing expenses		(789)	(888)
Administrative expenses		<u>(9,378)</u>	<u>(8,966)</u>
<b>Profit from operations</b>		<b>21,905</b>	21,410
Finance costs		(173)	–
Share of losses of an associate		<u>(80)</u>	<u>(440)</u>
<b>Profit before taxation</b>	5	<b>21,652</b>	20,970
Income tax	6	<u>(5,358)</u>	<u>(5,900)</u>
<b>Profit for the year</b>		<u><b>16,294</b></u>	<u>15,070</u>
<b>Other comprehensive income for the year</b>		<u>–</u>	<u>–</u>
<b>Total comprehensive income for the year</b>		<u><b>16,294</b></u>	<u>15,070</u>
Earnings per share	8		
Basic and diluted (RMB)		<u><b>0.20</b></u>	<u>0.19</u>

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

For the year ended 31 December 2025

	Note	2025 RMB'000	2024 RMB'000
<b>Non-current assets</b>			
Investment properties	9	1,019,700	1,009,000
Property, plant and equipment		6,933	7,146
Lease prepayments		467	490
Interest in an associate		6,723	6,803
Other non-current assets		<u>9,120</u>	<u>5,464</u>
		<u>1,042,943</u>	<u>1,028,903</u>
<b>Current assets</b>			
Properties under development for sale		34,677	–
Amounts due from an associate		177	186
Trade and other receivables		479	176
Prepayments		318	419
Income tax prepaid		119	106
Cash and cash equivalents		<u>18,885</u>	<u>86,386</u>
		<u>54,655</u>	<u>87,273</u>
<b>Current liabilities</b>			
Other payables and accruals		18,471	24,752
Contract liabilities		1,939	2,067
Receipts-in-advance, current		54,157	52,156
Current taxation		<u>6,635</u>	<u>8,697</u>
		<u>81,202</u>	<u>87,672</u>
<b>Net current liabilities</b>		<u>(26,547)</u>	<u>(399)</u>
<b>Total assets less current liabilities</b>		<u>1,016,396</u>	<u>1,028,504</u>

	<b>2025</b>	2024
<i>Note</i>	<b><i>RMB'000</i></b>	<i>RMB'000</i>
<b>Non-current liabilities</b>		
Receipts-in-advance, non-current	<b>44,555</b>	49,599
Other long-term payables	<b>2,559</b>	3,786
Deferred tax liabilities	<b>169,579</b>	173,310
	<b>216,693</b>	226,695
<b>NET ASSETS</b>	<b>799,703</b>	801,809
<b>CAPITAL AND RESERVES</b>		
Share capital	<b>80,000</b>	80,000
Reserves	<b>719,703</b>	721,809
<b>TOTAL EQUITY</b>	<b>799,703</b>	801,809

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

### 1 GENERAL INFORMATION

The Company was formerly named as Wenling City Wenxi Measuring and Cutting Tools Trading Centre Company Limited. (溫嶺市溫西工量刀具交易中心有限公司, “**the Company**”), which was established as a limited liability company incorporated in Wenling City, Zhejiang Province in the People’s Republic of China (the “**PRC**”) on 14 May 2003. The principal activity of the Company and its subsidiaries (together, the “**Group**”) is property leasing and property developments.

On 3 May 2018, the Company was converted into a joint stock limited liability company with a registered capital of RMB60,000,000 in preparation for the listing of the Company’s shares on The Stock Exchange of Hong Kong Limited. Upon completion of this conversion, the Company changed its name to Wenling Zhejiang Measuring and Cutting Tools Trading Centre Company Limited (溫嶺浙江工量刀具交易中心股份有限公司).

On 30 December 2020, the Company were listed on the Main Board of the Stock Exchange of Hong Kong Limited and issued 20,000,000 new ordinary shares.

### 2 MATERIAL ACCOUNTING POLICIES

#### (a) Statement of compliance

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

The HKICPA has issued certain new or amended HKFRS Accounting Standards that are first effective or available for early adoption for the current accounting period of the Group. Note 2(c) provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current accounting period reflected in these financial statements.

**(b) Basis of preparation of the financial statements**

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

The measurement basis used in the preparation of the financial statements is the historical cost basis except for investment properties which are stated at its fair value.

The consolidated financial statements have been prepared assuming the Group will continue as a going concern notwithstanding the fact that the Group had net current liabilities of RMB26,547,000 as at 31 December 2025. As at 31 December 2025, the Group had banking facilities of RMB308,900,000 from two third-party banks, of which the unutilized amount was RMB308,900,000. The drawdown of the credit facilities is subject to the terms and conditions of each agreement. The directors are of the opinion that, based on a detailed review of the working capital forecast of the Group for the twelve-month period from 1 January 2026 to 31 December 2026, the Group will take necessary measures, including drawdown of additional loans from the presently available banking facilities, to ensure the Group will have necessary liquid funds to repay its debts as and when they fall due, and to finance its working capital and capital expenditure requirements.

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

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

### 3 REVENUE

#### Disaggregation of revenue

Disaggregation of revenue from contracts with customers by major products or service lines is as follow:

	<i>Note</i>	<b>2025</b> <b>RMB'000</b>	2024 <i>RMB'000</i>
<b>Revenue from contracts with customers within the scope of HKFRS 15</b>			
– Property management service income and others		<u>3,706</u>	<u>4,055</u>
<b>Revenue from other sources</b>			
– Property leasing	<i>(i)</i>	<u>65,267</u>	<u>64,759</u>
Total		<u><u>68,973</u></u>	<u><u>68,814</u></u>

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

	<b>2025</b> <b>RMB'000</b>	2024 <i>RMB'000</i>
<b>– Overtime</b>		
Others	<u><u>3,706</u></u>	<u><u>4,055</u></u>

(i) During the year, the Group's revenue mainly consist of revenue from property leasing.

For the year ended 31 December 2025, no customer's revenue exceeds 10% of the Group's revenue (for the year ended 31 December 2024, no customer's revenue exceeds 10% of the Group's revenue).

The Group has applied the practical expedient in paragraph 121(a) of HKFRS 15 to its provision of property management services such that the above information does not include information about revenue that the Group will be entitled to when it satisfies the remaining performance obligations under the contracts for provision of property management services that have an original expected duration of one year or less.

### Transaction price allocated to the remaining performance obligation for contracts with customers

The transaction price allocated to the remaining performance obligations (unsatisfied) as at 31 December 2025 and the expected timing of recognizing revenue are as follows:

	<b>Property management services RMB'000</b>
Within one year	<b><u>1,939</u></b>

#### 4 OTHER NET INCOME

	2025 RMB'000	2024 RMB'000
Interest income from bank deposits	48	120
Government grants	200	2
Net exchange loss	45	(87)
Compensation from EPC	1,100	–
Others	<u>54</u>	<u>–</u>
Total	<b><u>1,447</u></b>	<b><u>35</u></b>

## 5 PROFIT BEFORE TAXATION

Profit before taxation is arrived at after charging:

### (a) Staff costs

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Salaries, wages and other benefits	3,569	3,604
Contributions to the PRC local retirement schemes	<u>922</u>	<u>840</u>
	<u><b>4,491</b></u>	<u><b>4,444</b></u>
Included in:		
Cost of services	2,131	2,249
Administrative expenses	<u>2,360</u>	<u>2,195</u>
	<u><b>4,491</b></u>	<u><b>4,444</b></u>

Pursuant to the relevant labour rules and regulations in the PRC, the Company and its subsidiaries in the PRC participate in defined contribution retirement benefit schemes (the “**Defined Contribution Schemes**”) organised by the local government authorities whereby the Company and its subsidiaries in the PRC are required to make contributions to the Schemes based on certain percentages of the eligible employee’s salaries. The local government authorities are responsible for the entire pension obligations payable to the retired employees.

The Group has no other obligation for the payment of retirement and other post-retirement benefits of employees other than the contributions described above.

The Group’s contributions to the Defined Contribution Scheme vest fully with the employees upon such contributions being made and there are no forfeited contributions under the Defined Contribution Scheme that would be used by the Group to reduce the existing level of contributions.

### (b) Other items

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Depreciation		
– owned property, plant and equipment	655	561
– lease prepayments	<u>23</u>	<u>23</u>
	<u><b>678</b></u>	<u><b>584</b></u>
Auditor’s remuneration	<u><b>1,000</b></u>	<u><b>1,000</b></u>

**6 INCOME TAX IN THE CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

**(a) Taxation in the consolidated statement of profit or loss and other comprehensive income represents:**

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
<b>Current tax</b>		
– PRC CIT	9,144	9,033
– Over-provision in respect of prior years	(55)	(1,564)
– Over provision in PRC LAT	–	1,878
	9,089	9,347
<b>Deferred tax</b>		
– PRC CIT	(3,731)	(3,163)
– PRC LAT	–	(284)
	(3,731)	(3,447)
	<u>5,358</u>	<u>5,900</u>

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

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Profit before taxation	21,652	20,970
Notional tax on profit before taxation, calculated at the rates applicable to profits in the tax jurisdictions concerned	5,413	5,243
Over-provision in respect of prior years	(55)	(1,564)
Tax effect of non-deductible expenses	–	24
Deferred tax liabilities not recognised in prior year	–	789
LAT	–	1,878
Tax effect of LAT	–	(470)
Actual tax expense	<u>5,358</u>	<u>5,900</u>

(i) The Company and its subsidiaries in the PRC are subject to PRC statutory income tax at 25%.

## 7 DIVIDENDS

### (a) Dividends payable to equity shareholders of the Company attributable to the year:

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Final dividend proposed after the statement of financial position date of RMB0.12 (2024: RMB0.23) per ordinary share	<u>9,600</u>	<u>18,400</u>

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

### (b) Dividends payable to equity shareholders of the Company attributable to the previous financial year, approved and paid during the year.

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Final dividend in respect of the previous financial year, approved and paid during the year	<u>18,400</u>	<u>18,400</u>

The directors consider that the dividends declared and approved during the year ended 31 December 2025 are not indicative of the future dividend policy of the Group.

## 8 EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit for the year of RMB16,294,000 (2024: RMB15,070,000) and the weighted average of 80,000,000 ordinary shares in issue (2024: 80,000,000 shares) during the year.

The Company did not have any potential ordinary shares outstanding during the year. Diluted earnings per share is equal to basic earnings per share.

## 9 INVESTMENT PROPERTIES

	<b>Completed investment property</b> <i>RMB'000</i>	<b>Investment property-under development</b> <i>RMB'000</i>	<b>Total</b> <i>RMB'000</i>
<b>At 1 January 2024</b>	1,031,600	–	1,031,600
Additions	1,622	–	1,622
Fair value adjustments	<u>(24,222)</u>	<u>–</u>	<u>(24,222)</u>
<b>At 31 December 2024 and 1 January 2025</b>	<b>1,009,000</b>	<b>–</b>	<b>1,009,000</b>
Additions	<b>188</b>	<b>34,875</b>	<b>35,063</b>
Fair value adjustments	<u>(24,388)</u>	<u>25</u>	<u>(24,363)</u>
<b>At 31 December 2025</b>	<b><u>984,800</u></b>	<b><u>34,900</u></b>	<b><u>1,019,700</u></b>

Fair value adjustments of investment properties are recognised in the line item “Valuation losses on investment properties” on the face of the consolidated statement of profit or loss and other comprehensive income.

## 10 COMMITMENTS

Capital commitments outstanding at 31 December 2025 not provided for in the financial statements were as follows:

	<b>2025</b> <i>RMB'000</i>	<b>2024</b> <i>RMB'000</i>
Contracted for	<b><u>214,913</u></b>	<b><u>1,007</u></b>

## MANAGEMENT DISCUSSION AND ANALYSIS

### INDUSTRY OVERVIEW

Measuring and cutting tools refer to those tools or products which are used in the machine manufacturing process for measuring and cutting or as auxiliaries for measuring and cutting. They mainly include measuring tools, cutting tools, and other tools. High-quality measuring and cutting functioning are important for manufacturing process for improving production efficiency and reducing the probability of systematic error.

According to the data from the National Bureau of Statistics of the PRC, the Gross Domestic Product (GDP) of the PRC grew by 5.0% in 2025 as compared with the previous year. Throughout 2025, China's industrial output value from enterprises above designated size grew by 5.9% year-on-year. Manufacturing served as the primary driver of this growth, expanding by 6.4%. Within this sector, equipment manufacturing and high-tech manufacturing demonstrated robust performance, growing by 9.2% and 9.4% respectively – significantly outpacing the industrial average. This reflects the ongoing deepening of structural upgrades within China's manufacturing industry. Strategic emerging industries such as new energy vehicles, industrial robots, and semiconductor equipment expanded rapidly, driving robust demand growth in specialized segments including superhard material cutting tools, precision measuring instruments, and intelligent cutting tools.

In 2025, Wenling City achieved a regional GDP of RMB 146.90 billion, representing a year-on-year increase of 3.6% as compared with the previous year. As the “Hometown of China's Measuring and Cutting Tools”, Wenling City's measuring and cutting tools industry cluster continues to consolidate its competitive edge. The Wenling Measuring and Cutting Tools Price Index first declined then rebounded, closing the year at 118.76 points – a 5.07% increase compared to the end of 2024. High-end computer numeric control (CNC) tools gained stronger bargaining power through technological added value, reflecting the market's growing willingness to pay for high-quality products.

In 2025, the measuring and cutting tools industry featured a competitive landscape where “leading enterprises drive technological innovation while Small and medium-sized enterprises (SMEs) carve out niche advantages”. Top players are accelerating investments in intelligent cutting tool management systems, coating technology R&D, and digital supply chains, while SMEs focus on building differentiated competitive strengths in specific application scenarios. Upstream raw material prices have generally stabilized, though regional restructuring of international supply chains has created temporary pressure on the supply of certain high-end coating materials and alloy powders. At the policy level, the state continues to increase support for industrial machine tools, basic components, and key consumables. The measuring and cutting tools industry has been included in various provincial advanced manufacturing cluster cultivation lists, ushering in a new round of development opportunities.

## BUSINESS REVIEW

The Group is an established measuring and cutting tools trading centre operator in China. The Group was founded in 2003 and owns, operates and manages the four-storey trading centre (Zhejiang Measuring and Cutting Tools Trading Centre) located in Qianyangxia Village, Wenqiao Town, Wenling City, Zhejiang Province, the PRC\* (中國浙江省溫嶺市溫嶠鎮前洋下村) (the “**Trading Centre**”). The Trading Centre is essentially for product displaying and trading purposes, such that it is primarily targeted to provide units for the tenants as shops to display, trade and promote their measuring and cutting tools products to their downstream customers. In October 2022, the Group’s science and technology innovation park (the “**Science and Technology Innovation Park**”) located in Chenshan Village, Wenqiao Town, Wenling City, Zhejiang Province, the PRC\* (中國浙江省溫嶺市溫嶠鎮琛山村) has been officially put into service, and expanded the property leasing business in the measuring and cutting tools industry to provide more value-added services.

The Group is committed to leveraging the advantages of “market + industry” to accelerate the transformation and rise of the measuring and cutting tools industry. The Group’s principal business activities and sources of revenue are from the operation of the property leasing business of the Trading Centre and the Science and Technology Innovation Park and the disposal of part of the Science and Technology Innovation Park units. On the other hand, the Group embarked on property development through Project Shanhaitianqiao\* (山海天嶠) (“**Project Shanhaitianqiao**”) located in the core development zone of Wenqiao Town, Wenling City in 2025. This strategic initiative is expected to strengthen the Group’s market position in the measuring and cutting tools industry and industrial park operations, while enhancing its existing property leasing business with additional leasable floor area upon expected completion in the fourth quarter of 2027, thereby supporting the Group’s long-term sustainable growth. For the year ended 31 December 2025, our revenue and profit for the period increased by approximately 0.2% and approximately 8.1% respectively as compared with the corresponding period of last year, mainly because of an increase in other net income for the year ended 31 December 2025.

### Property Leasing Business – Trading Centre

Our Trading Centre is a four-storey commercial complex with basement with a total gross floor area (“**GFA**”) of approximately 74,204.7 sq.m., of which a total GFA of approximately 71,817.5 sq.m. is held for leasing to our tenants for their trading and products displaying purpose and a total GFA of approximately 2,387.2 sq.m. is held for our own offices. The land use rights of the Trading Centre were granted for a term expiring on 15 November 2046, which is a long-term lease, for commercial use. As at 31 December 2025, the value of the Trading Centre was RMB812.0 million (31 December 2024: RMB829.0 million), the interest of which is wholly owned by the Group.

We lease the units on the first and the second floors to the Group and individuals for selling measuring and cutting tools. The new five-year leasing cycle has been successfully completed, achieving an overall occupancy rate of 96.7%. Total leasing revenue remained largely unchanged from the previous cycle, ensuring stability in core revenue streams despite complex market conditions. We designate part of the third floor as the electronic business park for leasing to the measuring and cutting tools e-commerce business operators. We use the fourth floor as our office, and the basement as the car park. The underground car park has completed its smart upgrade, with 20 new charging stations installed to enhance the market’s supporting services. We also provide our tenants with property management service and support services, namely the Wenling – China Measuring and Cutting Tools index (溫嶺•中國工量刃具指數) and the measuring and cutting tools financing service. As at 31 December 2025, our Trading Centre had 621 tenants (31 December 2024: 615 tenants).

The following table sets forth the information regarding the average monthly effective rent per square meter for the leased area in the Group’s Trading Centre for each of the years.

	<b>For the year ended</b>	
	<b>31 December</b>	
	<b>2025</b>	2024
	<b>Average</b>	Average
	<b>monthly</b>	monthly
	<b>effective rent</b>	effective rent
	<b>(in RMB</b>	<b>(in RMB</b>
	<b>per sq.m.)</b>	<b>per sq.m.)</b>
First floor	<b>364.5</b>	373.2
Second floor	<b>195.3</b>	193.8
Third floor	<b>62.3</b>	62.8
Basement	<b>17.1</b>	17.1

*Note:*

Average monthly effective rent is calculated by total rental income divided by the weighted average leasable floor area (“LFA”) leased during the periods indicated.

For the year ended 31 December 2025, the leasable floor area of the Trading Centre and the percentage of LFA leased to our tenants are 24,100.68 sq.m. and 97.0% (for the year ended 31 December 2024: 24,092.68 sq.m. and 94.3%), respectively. The LFA leased is calculated as the percentage of LFA retained and leased by the Group to the tenants to the LFA for each of the periods.

In 2025, the Trading Centre completed all preparations for the final acceptance of its national-level intellectual property protection standardized market cultivation initiative, fully preparing to undergo the final evaluation by the National Intellectual Property Administration.

### **Property Leasing Business – Science and Technology Innovation Park**

In December 2018, the Group successfully won the bid for the land at the bid price of RMB63.5 million for the construction of the Science and Technology Innovation Park. The land use rights of the Science and Technology Innovation Park were granted for a term expiring on 27 January 2069, which is a long-term lease. The floor area of the Science and Technology Innovation Park shall be approximately 116,000 sq.m., including a factory floor area of approximately 78,000 sq.m. and involving 13 standard factories and 2 integrated administration buildings. The Science and Technology Innovation Park is mainly for manufacturing purpose that it targets to provide units for use as factories and workshops, where upstream manufacturers would conduct manufacturing and production of measuring and cutting tools (as compared with our Trading Centre where tenants therein primarily use the units as shops to conduct product display, trading and promotion).

The Science and Technology Innovation Park commenced operation in October 2022, The Group has built the Science and Technology Innovation Park into a comprehensive industrial cluster integrating research and development, production, and services, forming a regional cluster economy centered on “industry + market”. In addition, we facilitate financing service as well as professional support to the tenants’ manufacturing business.

As at 31 December 2025, the fair value of the Science and Technology Innovation Park was approximately RMB172.8 million (31 December 2024: RMB 180.0 million), the interest of which was wholly-owned by the Group.

As at 31 December 2025, we have introduced a total of 25 tenants for the Science and Technology Innovation Park (31 December 2024: 19). The following table sets forth the information regarding the average monthly effective rent per square metre for the leased area in the Science and Technology Innovation Park for the periods.

	<b>For the year ended</b>	
	<b>31 December</b>	
	<b>2025</b>	2024
	<b>Average</b>	Average
	<b>monthly</b>	monthly
	<b>effective rent</b>	effective rent
	<b>(in RMB</b>	<b>(in RMB</b>
	<b>per sq.m.)</b>	<b>per sq.m.)</b>
Factories	<b>15.5</b>	15.5
Dormitories	<b>18.7</b>	20.2
Basement	<b>20.9</b>	20.9
	<b><u>20.9</u></b>	<b><u>20.9</u></b>

*Note:*

Average monthly effective rent is calculated as total rental income divided by the weighted average leasable floor area (“LFA”) leased during the periods indicated.

For the year ended 31 December 2025, the LFA of the Science and Technology Innovation Park and the percentage of LFA leased to our tenants are 56,365.90 sq.m. and 72.0% (for the year ended 31 December 2024: 56,365.90 sq.m. and 68.6%), respectively. The LFA leased is calculated as the percentage of LFA retained and leased by the Group to the tenants to the LFA for each of the periods.

### **Integrated Innovation Service Complex for Measuring and Cutting Tools**

Leveraging the advantages of industrial investment platforms such as the Trading Centre and the Science and Technology Innovation Park, the Group has established an R&D-centered integrated innovation service complex for the measuring and cutting tools sector. This complex serves as a one-stop service platform integrating resources for new coating material R&D, technology commercialization, entrepreneurial incubation, talent recruitment and cultivation, and technological upgrades.

In 2025, the complex introduced an 8-member doctoral team led by a nationally recognized leading talent, facilitating multiple technical service contracts with industry leaders. Construction of innovation platforms – including the Zhejiang Provincial Key Laboratory for Measuring and Cutting Tools, Taizhou Doctoral Innovation Workstation, and International Joint Laboratory for Advanced Coating Technology – is progressing steadily. The jointly operated supply-demand platform has integrated data from over 100 Wenling enterprises and attracted nearly 200 industry experts, providing resources such as national industrial policy interpretation and supply-chain matching. The Industrial Internet Platform for Measuring and Cutting Tools, co-developed with Taizhou University Wenling Research Institute, is operating normally and actively pursuing provincial and municipal-level industrial internet platform certification.

### **Property Development – Project “Shanhaitianqiao”**

The Project Shanhaitianqiao was the Group’s core strategic investment initiative for 2025. Located in the core development zone of Wenqiao Town, Wenling City, this project is expected to further consolidate and enhance the Group’s market position within the overall measuring and cutting tools market. Simultaneously, it will expand the Group’s capabilities in industrial park operations and services while growing its property leasing business, actively driving the Group’s future sustainable development.

In 2025, Wenling Sunrise Real Estate Development Co., Ltd.\* (溫嶺市旭日投資有限公司), a direct wholly-owned subsidiary of the Company, successfully won the bid for the plot of land located in Qianyangxia Village, Wenqiao Town, Wenling City, Zhejiang Province, the PRC with plot number GY100417 and a total site area of approximately 19,271 square meters (the “**Land**”), which was offered for sale at the public auction held by the Wenling City Natural Resources and Planning Bureau\* (溫嶺市自然資源和規劃局), at the bid price of RMB52.1 million for the construction of Project Shanhaitianqiao. The land use rights of Project Shanhaitianqiao were granted for a term expiring on 3 July 2065, which is a long-term lease. The Group estimates that the floor area of Project Shanhaitianqiao shall be approximately 69,850.02 sq.m., which will be developed into 2 commercial office buildings with 16 storeys and a commercial building with 5 storeys. The Group will invest an aggregate of approximately RMB290.0 million to Project Shanhaitianqiao (including acquisition of the Land) by using internal resources or financing. Project Shanhaitianqiao is mainly developed for commercial and office purposes. A floor area of approximately 35,024.43 sq.m. will be held by the Group for investment and leasing purposes, purposes the remaining floor area of approximately 34,825.59 sq.m. will be saleable upon completion. It is expected that Project Shanhaitianqiao will be completed in the fourth quarter of 2027.

As at 31 December 2025, Project Shanhaitianqiao had invested actual costs of approximately RMB69.6 million and recorded under the properties under development for sales of approximately RMB34.7 million and investment properties measured at fair value of approximately RMB34.9 million.

## **Cross-border E-commerce Brand Overseas Expansion Project**

In 2025, the Group's cross-border e-commerce brand overseas expansion project entered the substantive order conversion phase. The Group established a cross-channel marketing department to systematically advance online and offline business expansion, accelerating the global deployment of its proprietary brand "WENCERL". By the end of 2025, 11 overseas trademark registrations were completed, with independent website impressions exceeding 22 million and nearly 1,000 qualified inquiries generated. Since the launch of the new project phase in November 2025, the Group secured its first contract order on 24 December 2025, valued at USD 85,300. This marks a milestone breakthrough in the Group's proprietary brand overseas expansion strategy.

## **Exhibitions and Events Empowering Business Growth**

In 2025, the Group co-hosted the 18th China Measuring and Cutting Tools Exhibition, gathering 341 participating enterprises. The opening day attracted over 10,000 professional visitors, with on-site transactions exceeding RMB 100 million. It also co-hosted the 2025 Wenling Machine Tool & Tool Exhibition, featuring over 600 booths and attracting more than 200 renowned domestic and international brands including Nachi, Mitsubishi, Kyocera, Beijing Jingdiao, and Haideman Machine Tools. Throughout the year, it organized over 10 specialized events including foreign trade expansion summits, operational strategy training, and self-media marketing workshops, empowering more than 400 merchants.

## **OUTLOOK**

Looking ahead to 2026, the global economic recovery will continue to face uncertainties such as geopolitical rivalries and divergent monetary policies among major economies. However, China's manufacturing sector will accelerate its transformation toward high-end, intelligent, and green production. Strategic emerging industries such as new energy, semiconductors, aerospace, and industrial robotics will see explosive growth in demand for ultra-precision machining, intelligent tools systems, and integrated online inspection solutions, opening new growth opportunities for the measuring and cutting tools industry.

Facing this new landscape, the Trading Centre will pursue its vision of "building a world-class measuring and cutting tools service platform". Leveraging the "Shanhaitianqiao" project as its strategic fulcrum, and adopting digitalization, branding, and internationalization as its strategic pathways, the centre will continuously drive the Group's sustainable development.

## **Consolidate Core Business Advantages of the Trading Centre**

Continuously optimize tenant structure, enhance operational service quality, and explore pathways for smart market development. Leveraging the national-level standardized intellectual property protection market platform, deepen innovation in intellectual property creation, utilization, and protection mechanisms to elevate the market's core competitiveness and brand premium value.

## **Strengthen the industrial empowerment function of the Science and Technology Innovation Park**

Intensify efforts to attract investment and businesses to the park, prioritizing high-end cutting tool manufacturing, intelligent measuring tool R&D, and coating technology application enterprises. Improve production and living facilities within the park.

## **Cultivate an Industrial Innovation Service Ecosystem**

Utilize the integrated industrial innovation service complex for measuring and cutting tools to accelerate the commercialization of research outcomes from doctoral teams, driving breakthroughs in key technologies like advanced coating techniques and super-hard material cutting tools. Collaborate with government, universities, and leading enterprises to establish open innovation platforms, fostering a deeply integrated industrial innovation ecosystem that unites industry, academia, research, application, and finance.

## **FINANCIAL REVIEW**

### **Revenue**

Total revenue was stable at approximately RMB68.8 million and approximately 69.0 million for the year ended 31 December 2024 and 2025, respectively, mainly because of the occupancy rates and rents of the properties held by the Group remained stable.

### **Cost of Sales**

Cost of sales increased by approximately 4.7% from approximately RMB13.4 million for the year ended 31 December 2024 to approximately RMB14 million for the year ended 31 December 2025, mainly because the repair and maintenance expenses increased from approximately RMB2.2 million for the year ended 31 December 2024 to approximately RMB2.7 million for the year ended 31 December 2025.

### **Gross Profit and Gross Profit Margin**

Gross profit was stable at approximately RMB55.5 million and approximately RMB55.0 million for the year ended 31 December 2024 and 2025, respectively. The gross profit margin remained at approximately 80.6% and approximately 79.7% for the year ended 31 December 2024 and 2025, respectively.

## **Valuation Losses on Investment Properties**

The valuation loss on the investment properties were approximately RMB24.2 million and approximately 24.4 million for the year ended 31 December 2024 and 2025, respectively. The valuation loss on investment properties is due to the decrease in the comparable market rents and land use rights terms of the properties held by the Group during the years.

## **Other Net Income**

Other net income increased by approximately 40 times from approximately RMB0.1 million for the year ended 31 December 2024 to approximately RMB1.4 million for the year ended 31 December 2025, primarily due to the recognition of compensation of approximately RMB1.1 million received from a construction company related to a dispute over a construction contract during the year ended 31 December 2025, whereas no such income was recorded in the last year.

## **Administrative Expenses**

Administrative expenses increased by approximately 4.6% from approximately RMB9.0 million for the year ended 31 December 2024 to approximately RMB9.4 million for the year ended 31 December 2025, primarily due to an increase in staff costs and depreciation expenses as the Group increased fixed assets during the year.

## **Income Tax**

Income tax decreased by approximately 9.2% from approximately RMB5.9 million for the year ended 31 December 2024 to approximately RMB5.4 million for the year ended 31 December 2025. Such decrease was primarily due to (i) an increase in deferred tax of approximately RMB0.3 million for the year ended 31 December 2025 as the credit of deferred tax in relation to the provision for depreciation and amortization decreased and (ii) a decrease in current tax of approximately RMB0.3 million for the year ended 31 December 2025. The effective tax rate decreased from approximately 28.1% for the year ended 31 December 2024 to approximately 24.7% for the year ended 31 December 2025. Such decrease was mainly due to the over-provision of PRC LAT of approximately RMB1.9 million in respect of prior years for the year ended 31 December 2024 as absence of PRC LAT for the year ended 31 December 2025.

## **Profit for the Year and Net Profit Margin**

As a result of the foregoing, profit for the year increased by approximately 8.1% from approximately RMB15.1 million for the year ended 31 December 2024 to approximately RMB16.3 million for the year ended 31 December 2025, and the Group's net profit margin increased from approximately 21.9% for the year ended 31 December 2024 to approximately 23.6% for the year ended 31 December 2025.

## **LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURE**

The Group's operations are primarily financed by cash generated from operating activities, the proceeds of capital contributions from the Shareholders and the bank borrowings. As at 31 December 2025 and 2024, the Group had cash and cash equivalents of approximately RMB18.9 million and RMB86.4 million, respectively, all of which were denominated in Renminbi. The decrease in cash and cash equivalents is mainly attributing to an increase in capital expenditures and net cash used in operating activities during the year ended 31 December 2025.

### **Funding and Treasury Policy**

The Group monitors its cash flows and cash balance on a regular basis and seek to maintain optimal level of liquidity that can meet the working capital needs while supporting a healthy level of business and its various growth strategies. In the future, the Group will continue relying on cash flows from operation and other debt and equity financing to fund our working capital needs and finance part of our business expansion.

### **Foreign Currency Exchange Risk**

The transactions of the Group are denominated in RMB and most of the assets and all liabilities are denominated in RMB. The foreign exchange risk that the Group has to bear is low. During the year, the Group did not use any financial instrument for hedging the foreign currency risk.

### **Bank Loans and Charge on Assets**

As at 31 December 2025 and 2024, the Group did not have any bank loan.

As at 31 December 2025, the Group had banking facilities of RMB308,900,000 from two banks, of which the unutilized amount was RMB308,900,000.

### **Capital Expenditure**

For the year ended 31 December 2025, the capital expenditure was approximately RMB35.5 million (2024: approximately RMB2.0 million). The capital expenditure incurred for the year ended 31 December 2025 primarily related to the construction of Project Shanhaitianqiao.

### **Capital Commitments**

As at 31 December 2025, the capital commitments of the Group in respect of property, plant and equipment and investment properties contracted amounted to approximately RMB214.9 million (2024: approximately RMB1.0 million).

## **Contingent Liabilities**

As at 31 December 2025, the contingent liabilities of the Group were approximately RMB79.4 million (2024: RMB91.5 million) in relation to the mortgage loan guarantees provided by the Group to the banks in favour of its customers for security to the mortgage loans granted, and the property ownership certificates of the respective properties were still pledged for such mortgage loans and will be released upon certain conditions are satisfied. In the opinion of the Directors, the fair values of these financial guarantee contracts of the Group at initial recognition are insignificant and the Directors consider that the possibility of default by the purchasers of the Group's properties is remote. Accordingly, no value has been recognised at the inception of the guarantee contracts as at 31 December 2025 and 2024.

## **FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS**

Apart from those disclosed in this announcement, there were no future plans for material investments or additions of capital assets authorised by the Board as at the date of this announcement.

## **SIGNIFICANT INVESTMENTS HELD, AND MATERIAL ACQUISITIONS AND DISPOSALS**

The Group had no significant investments held or material acquisitions and disposals of subsidiaries, associates and joint ventures during the year ended 31 December 2025.

## **EMPLOYEE AND REMUNERATION POLICIES**

As at 31 December 2025, the Group had total of 36 employees (2024: 39 employees). For the year ended 31 December 2025, the Group has incurred total staff costs of approximately RMB4.5 million (2024: RMB4.4 million), which remained stable.

The Group believe that its employees are one of the most valuable assets and have greatly contributed to its success. The Group provide training to its employees to enhance their business efficiency and conduct yearly reviews of their performance. The Group believes that these initiatives have contributed to stronger work incentive among the employees. In addition, the salaries of our employees are mainly determined with reference to their seniority and performance, and the total compensation includes salaries, performance-based bonuses and special awards.

Directors and senior management of the Group receives compensation in the form of fees, salaries, allowances, discretionary bonus, defined contribution plans and other benefits in kind with reference to those paid by comparable companies, time commitment and the performance of the Group.

## USE OF PROCEEDS FROM THE GLOBAL OFFERING

The Company was listed on the Main Board of the Stock Exchange on 30 December 2020. The net proceeds from the Company's issue in a total of 20,000,000 new H Shares in the global offering of the Company completed on 30 December 2020 (“**Global Offering**”) amounted to approximately HK\$61.9 million (after deducting underwriting commissions and related Listing expenses which equivalent to approximately RMB52.1 million) with the final offer price of HK\$6.25 per H Share. For the period from the listing date to 31 December 2025, the Company has utilised net proceeds from the Global Offering amounting to approximately RMB43.1 million. The Company intends to use the remaining net proceeds of approximately RMB8.5 million in the same manner and proportion as set out in the section headed “Future Plans and Use of Proceeds” contained in the prospectus of the Company dated 11 December 2020 (the “**Prospectus**”).

During the year ended 31 December 2025, the Group has applied the net proceeds as follows:

Usage		Budgeted amount as set out in the Prospectus	Actual usage up to 31 December 2025	Remaining balance as at 31 December 2025	Expected timeline of full utilisation of the balance
	%	RMB'000	RMB'000	RMB'000	
- Finance partly the costs and expenses for the establishment and construction of the Science and Technology Innovation Park	70.0	36,441	36,441	-	
- Finance further development of the Third Floor, including refurbishment and renovation of the Third Floor	20.0	10,412	1,865	8,547	December 2026
- General working capital and other general corporate purposes	10.0	5,205	5,205	-	
	<u>100.0</u>	<u>52,058</u>	<u>43,511</u>	<u>8,547</u>	

As at 31 December 2025, the unused balanced of the net proceeds from the Global Offering of approximately RMB8.5 million was placed into short-term demand. It is expected that timeline of utilisation of the remaining balance for financing further development of the Third Floor, including refurbishment and renovation of the Third Floor would be utilized by December 2026.

Save as disclosed above, as at the date of this announcement, the Company does not anticipate any change to its plan on the use of proceeds.

## **OTHER INFORMATION**

### **PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES**

For the year ended 31 December 2025 and up to the date of this annual report, there was no purchase, sale or redemption by the Company or any of its subsidiaries of any listed securities of the Company.

### **DIRECTORS' AND SUPERVISORS' COMPETING INTERESTS**

None of the controlling shareholders (as defined under the Listing Rules), Directors and Supervisors and their respective close associates has any interests in any business which directly or indirectly competes or is likely to compete with the Group's business.

### **COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE**

The Board has adopted the code provisions (the “**Code Provisions**”) of the Corporate Governance Code (“**CG Code**”) set out in Part 2 of Appendix C1 to the Listing Rules. Throughout the year ended 31 December 2025 and up to the date of this annual report, the Company has fully complied with the Code Provisions except for the following deviations.

Pursuant to Code Provisions C.2.1, the responsibilities between the chairman and the chief executive officer should be segregated and should not be performed by the same individual. During 1 January 2025 to 14 April 2025, Mr. Pan Haihong (“**Mr. Pan**”), assumed the roles of chief executive officer of the Company and the chairman of the Board. As a result, the Company did not have a separate chairman and chief executive officer and Mr. Pan assumed both roles. After Mr. Pan's resignation as an executive Director, chief executive officer of the Company and the chairman of the Board on 14 April 2025, Mr. Jin Guoxin was appointed as non-executive Director and the chairman of the Board and Mr. Chen Xiangbiao was appointed as executive Director and chief executive office on 6 June 2025. Accordingly, the Company has complied with the requirement under the Code Provisions C.2.1.

Pursuant to the Rule 3.05 of the Listing Rules, the Company should appoint two authorised representatives. As Mr. Pan resigned as an executive Director and an authorised representative on 14 April 2025, the Company has only one authorised representative. On 15 April 2025, Mr. Wang Wenming (“**Mr. Wang**”), a non-executive Director, has been appointed as an authorised representative of the Company for the purpose of Rule 3.05 of the Listing Rules. Following the appointment of Mr. Wang, two authorised representatives under Rule 3.05 of the Listing Rules have been appointed. Accordingly, the Company has complied with the requirement under Rule 3.05 of the Listing Rules.

Save as disclosed, the Company strictly complied with the CG Code. The Directors review the corporate governance policies and the compliance with the CG Code for each financial year. The Company will continue to review its corporate governance practices in order to enhance its corporate governance standard, to comply with the increasingly tightened regulatory requirements and to meet the rising expectations of the shareholders and investors.

## **MODEL CODE FOR SECURITIES TRANSACTIONS**

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (“**Model Code**”) as set out in Appendix C3 to the Listing Rules as the Company’s code of conduct regarding Directors’ and Supervisors’ securities transactions. Upon specific enquiries, all Directors and Supervisors confirmed that they have complied with the relevant provisions of the Model Code for the year ended 31 December 2025 and up to the date of this announcement.

## **EVENT AFTER THE REPORTING PERIOD**

Saved as disclosed below, there are no major event, subsequent to 31 December 2025 which would materially affect the Group’s operating and financial performance as at the date of this announcement.

## **Continuing Connected Transactions in relation to the Factory Premises Lease Agreement**

On 17 March 2026, Wenling Sunrise Real Estate Development Co., Ltd.\* (溫嶺市旭日投資有限公司) (as landlord), a wholly-owned subsidiary of the Company, and Wenling City Qiaoling Investment Development Company Limited\* (溫嶺市嶠嶺投資發展有限公司) (as tenant), one of the Controlling Shareholders and a connected person of the Company, entered into a factory premises lease agreement (the “**Factory Premises Lease Agreement**”) for a term commencing from 1 January 2026 to 31 December 2026. The effective monthly rental rate is RMB13.05 per sq.m., with annual rent of RMB2,686,738.5. As all the applicable percentage ratios under the Listing Rules for the annual caps relating to the Factory Premises Lease Agreement are less than 5% but the highest amount of which exceeds HK\$3,000,000, the continuing connected transactions contemplated under the Factory Premises Lease Agreement are subject to the reporting, announcement and annual review requirements but are exempt from the independent shareholders’ approval and circular requirements under Chapter 14A of the Listing Rules. For further details, please refer to the announcement of the Company dated 17 March 2026.

## FINAL DIVIDEND

### Proposal for profit distribution of 2025

Audited profit available for distribution to shareholders of the Company as at 31 December 2025 calculated in accordance with PRC Accounting Standards for Business Enterprises amounted to approximately RMB86.4 million.

The Board of Directors of the Company has recommended profit distribution for 2025 of RMB0.12 in cash (before tax) per share as the final dividend based on the number of shares held by shareholders registered as at the close of business on the record date for profit distribution and dividend payment. The dividend will be denominated and declared in RMB, and distributed to the domestic shareholders in RMB and to the overseas shareholders in Hong Kong Dollars. The exchange rate for the dividend calculation in Hong Kong Dollars is based on the average benchmark exchange rate of RMB against Hong Kong Dollar as published by the People's Bank of China one week preceding the date of the declaration of such dividend.

The Company expects to pay the dividend to holders of Domestic Shares on Monday, 18 May 2026, whereas the expected payment date of final dividend of the Company for 2025 to holders of H shares is Monday, 1 June 2026.

In respect of the Company's distribution of final Dividend to Shareholders whose names appear on the H share register of the Company on Friday, 15 May 2026, the Company will process income tax payable on dividends and profit distributions in accordance with relevant taxation laws and regulations of China. The details are as follow:

1. In connection with overseas non-resident corporate H shareholders, a 10% enterprise income tax to be withheld and paid on behalf of such shareholders by the Company shall apply in accordance with relevant provisions of the "Notice of the State Administration of Taxation on Issues Concerning the Withholding and Payment of Enterprise Income Tax on Dividends Paid by Chinese Resident Enterprises to Overseas Non-Resident Corporate H shareholders" (Guo Shui Han 2008 No. 897) (《關於中國居民企業向境外H股非居民企業股東派發股息代扣代繳企業所得稅有關問題的通知》(國稅函2008897號)). Any H shares registered in the name of non-resident corporate H shareholders, including HKSCC Nominees Limited, other nominees or trustees, or other organisations or groups, will be treated as shares being held by non-resident corporate H shareholders, and consequently will be subject to the withholding of the enterprise income tax.

- Pursuant to relevant laws and regulations and regulatory documents such as the Individual Income Tax Law of the People's Republic of China (《中華人民共和國個人所得稅法》), the Implementation Rules of the Individual Income Tax Law of the People's Republic of China (《中華人民共和國個人所得稅法實施條例》), the Notice of the State Administration of Taxation in relation to the Administrative Measures on Preferential Treatment Entitled by Nonresidents under Tax Treaties (Tentative) (Guo Shui Fa 2009 No. 124) (《國家稅務總局關於印發〈非居民享受稅收協議待遇管理辦法(試行)〉的通知》(國稅發2009124號)) and the Notice of the State Administration of Taxation on the Issues Concerning the Levy and Administration of Individual Income Tax After the Repeal of Guo Shui Fa 1993 No. 45 (Guo Shui Han 2011 No. 348) (《國家稅務總局關於國稅發199345號文件廢止後有關個人所得稅徵管問題的通知》(國稅函2011348號)), dividends received by overseas resident individual shareholders from the stocks issued by domestic non-foreign investment enterprises in Hong Kong is subject to the payment of individual income tax, which shall be withheld by the withholding agents. However, overseas resident individual shareholders of the stocks issued by domestic non-foreign investment enterprises in Hong Kong are entitled to the relevant preferential tax treatment pursuant to the provisions in the tax agreements signed between the countries in which they are residents and China, or the tax arrangements between Mainland China and Hong Kong (Macau). For individual holders of H shares, dividends payable to them are subject to the individual income tax withheld at a tax rate of 10% in general unless otherwise specified by the tax regulations and the relevant tax agreements.

## **ANNUAL GENERAL MEETING**

The annual general meeting of the Company (“AGM”) will be held on Friday, 8 May 2026. Shareholders should refer to details regarding the AGM in the circular of the Company, the notice of AGM and form of proxy accompanying thereto to be dispatched to the Shareholders by the Company.

## **CLOSURE OF REGISTER OF MEMBERS**

For determining the entitlement to attend and vote at the annual general meeting, the register of members of the Company will be closed from Tuesday, 5 May 2026 to Friday, 8 May 2026, both days inclusive, during which period no transfer of H shares of the Company will be registered. The record date for determining the entitlement of the shareholders to attend and vote at the meeting is Friday, 8 May 2026. In order to be eligible to attend and vote at the annual general meeting, all transfer of H shares of the Company, accompanied by the relevant share certificates, must be lodged with the Company's H share registrar, Tricor Investor Services Limited, 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Monday, 4 May 2026, being the business day before the first day of closure of the register of members.

For the purpose of ascertaining shareholders' entitlement to the final dividend, the register of members of the Company will be closed from Thursday, 14 May 2026 to Friday, 15 May 2026, both days inclusive, during which period no transfer of H shares of the Company will be registered. In order to establish entitlements to the final dividend, all transfer of H shares of the Company, accompanied by the relevant share certificates, must be lodged with the Company's H share registrar, Tricor Investor Services Limited, 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Wednesday, 13 May 2026, being the business day before the first day of closure of the register of members. The members of the H shares whose names appear on the H share register of members on Friday, 15 May 2026 will be entitled to receive the final dividend.

### **SCOPE OF WORK OF KPMG**

The financial figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss and other comprehensive income and the related notes thereto for the year ended 31 December 2025 as set out in the preliminary announcement have been compared by the Group's auditor, KPMG, Certified Public Accountants, to the amounts set out in the Group's consolidated financial statements for the year and the amounts were found to be in agreement. The work performed by KPMG in this respect did not constitute an audit, review or other 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 the auditor.

### **PUBLICATION OF THE CONSOLIDATED ANNUAL RESULTS AND 2025 ANNUAL REPORT ON THE WEBSITES OF THE STOCK EXCHANGE AND THE COMPANY**

This annual results announcement is published on the websites of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company (<http://www.cnglj.com>) and the 2025 Annual Report containing all the information required by the Listing Rules will be despatched to the shareholders of the Company upon request and published on the respective websites of the Stock Exchange and the Company in due course.

## AUDIT COMMITTEE

The audit committee of the Company has reviewed together with the management and external auditor of the Company about the accounting principles and policies adopted by the Group and discussed the internal control and financial reporting matters including a review of the annual results of the Group for the year ended 31 December 2025.

By order of the Board  
**Wenling Zhejiang Measuring and  
Cutting Tools Trading Centre Company Limited\***  
溫嶺浙江工量刃具交易中心股份有限公司  
**Jin Guoxin**  
*Chairman*

Wenling City, the PRC, 26 March 2026

*As at the date of this announcement, the Board comprises Mr. Chen Xiangbiao, Mr. Guo Jun and Mr. Xu Yi as executive Directors; Mr. Jin Guoxin, Mr. Wang Wenming, Mr. Cheng Jinyun and Mr. Ye Yunzhi as non-executive Directors; and Mr. Xu Wei, Ms. Xu Chun Hui, Ms. He Liyun and Mr. Wong Ka Wai as independent non-executive Directors.*

\* *For identification purpose only*