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## **Dexin Services Group Limited**

### **德信服务集团有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 2215)**

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

### **FINANCIAL HIGHLIGHTS**

- Revenue for the year ended 31 December 2025 amounted to RMB885.9 million, representing a decrease of 5.1% as compared with 2024.
- Gross profit for the year ended 31 December 2025 amounted to RMB171.9 million, representing a decrease of 8.4% as compared with 2024.
- Gross profit margin for the year ended 31 December 2025 was 19.4%, representing a decrease of 0.7 percentage points as compared with 2024.
- Loss for the year ended 31 December 2025 amounted to RMB232.1 million, as compared with a profit of RMB37.7 million for 2024.
- Basic loss per share for the year ended 31 December 2025 amounted to RMB0.248 as compared with the basic earnings per share of RMB0.042 for 2024.
- As at 31 December 2025, the Group had 37.8 million sq.m. of GFA under management, representing a decrease of 3.4% from 31 December 2024. The Group's contracted GFA was 40.8 million sq.m., representing a year-on-year decrease of 3.3%.
- The Board does not recommend any final dividend for the year ended 31 December 2025 (2024: Nil).

The board (the “**Board**”) of directors (the “**Directors**”) of Dexin Services Group Limited (the “**Company**” or “**Dexin Services**”) is pleased to announce the consolidated annual results of the Company and its subsidiaries (collectively referred to as the “**Group**”) for the year ended 31 December 2025 (the “**Reporting Period**”), together with the comparative figures for the year ended 31 December 2024. The annual results have been reviewed by the audit committee of the Company (the “**Audit Committee**”).

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2025

	Notes	2025 RMB'000	2024 RMB'000
Revenue	5	885,851	933,423
Cost of sales		<u>(713,915)</u>	<u>(745,822)</u>
Gross profit		171,936	187,601
Other income	6	3,072	3,376
Other (losses)/gains — net	7	(209)	957
Selling and marketing expenses		(5,230)	(10,697)
Administrative expenses		(77,937)	(77,866)
Impairment loss on trade and other receivables		(297,753)	(36,219)
Impairment loss on loan receivables		—	(21,422)
Impairment loss on investment properties		(9,408)	—
Share of result of associates		171	(145)
Share of result of a joint venture		<u>22</u>	<u>(7)</u>
Operating profit		<u>(215,336)</u>	<u>45,578</u>
Interest income		1,162	9,792
Finance costs		<u>(679)</u>	<u>(1,253)</u>
Finance income — net	8	<u>483</u>	<u>8,539</u>
<b>(Loss)/profit before taxation</b>		<b>(214,853)</b>	<b>54,117</b>
Income tax expenses	9	<u>(17,202)</u>	<u>(16,443)</u>
<b>(Loss)/profit and total comprehensive (expenses)/income for the year</b>	10	<u><b>(232,055)</b></u>	<u><b>37,674</b></u>

	<i>Notes</i>	<b>2025</b> <b><i>RMB'000</i></b>	2024 <i>RMB'000</i>
<b>(Loss)/profit and total comprehensive (expenses)/income for the year attributable to:</b>			
Owners of the Company		<b>(219,056)</b>	38,473
Non-controlling interests		<b>(12,999)</b>	(799)
		<b><u>(232,055)</u></b>	<b><u>37,674</u></b>
<b>(Loss)/earnings per share</b>			
— <i>Basic and diluted (RMB)</i>	<i>12</i>	<b><u>(0.248)</u></b>	<b><u>0.042</u></b>

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 December 2025

	<i>Notes</i>	<b>2025</b> <b>RMB'000</b>	2024 <i>RMB'000</i>
<b>Non-current assets</b>			
Property, plant and equipment and right-of-use assets		<b>6,119</b>	7,501
Investment properties		<b>122,690</b>	—
Intangible assets		<b>2,586</b>	2,790
Deferred income tax assets		<b>42,900</b>	28,610
Investment in associates		—	353
Investment in a joint venture		<b>1,015</b>	493
Deposit for acquisition		<b>78,000</b>	—
		<u><b>253,310</b></u>	<u>39,747</u>
<b>Current assets</b>			
Financial assets at fair value through profit or loss		<b>4,212</b>	—
Inventories		<b>113,177</b>	21,734
Trade and other receivables and prepayments	<i>13</i>	<b>637,119</b>	1,077,445
Cash and cash equivalents		<b>140,443</b>	202,181
		<u><b>894,951</b></u>	<u>1,301,360</u>
<b>Current liabilities</b>			
Trade and other payables	<i>14</i>	<b>446,253</b>	409,237
Contract liabilities		<b>136,524</b>	148,442
Borrowings		<b>10,000</b>	7,000
Lease liabilities		<b>411</b>	175
Current income tax liabilities		<b>90,643</b>	76,020
		<u><b>683,831</b></u>	<u>640,874</u>
<b>Net current assets</b>		<u><b>211,120</b></u>	<u>660,486</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u><b>464,430</b></u>	<u>700,233</u>

	<i>Notes</i>	<b>2025</b> <b><i>RMB'000</i></b>	2024 <i>RMB'000</i>
<b>Non-current liabilities</b>			
Borrowings		—	10,000
Lease liabilities		<u>332</u>	<u>—</u>
		<u>332</u>	<u>10,000</u>
<b>NET ASSETS</b>		<b><u>464,098</u></b>	<b><u>690,233</u></b>
<b>Capital and reserves</b>			
Share capital	<i>15</i>	7,564	7,564
Reserves		<u>431,644</u>	<u>673,366</u>
<b>Equity attributable to owners of the Company</b>		<b>439,208</b>	680,930
Non-controlling interests		<u>24,890</u>	<u>9,303</u>
<b>TOTAL EQUITY</b>		<b><u>464,098</u></b>	<b><u>690,233</u></b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

*For the year ended 31 December 2025*

### 1. GENERAL INFORMATION

Dexin Services Group Limited (the “**Company**”) was incorporated in the Cayman Islands on 22 October 2020 as an exempted company with limited liability under the Companies Act. The address of the Company’s registered office is Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman KY1-1111, Cayman Islands. The Company’s shares were listed on the main board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 15 July 2021.

The Company is an investment holding company. The Company and its subsidiaries are collectively referred to as the “**Group**”. The Company’s ultimate holding company is Shengfu International Limited. The ultimate controlling shareholder of the Group is Mr. Hu Yiping (胡一平, “**Mr. Hu**” or the “**Ultimate Controlling Shareholder**”).

The consolidated financial statements are presented in Renminbi (“**RMB**”). RMB is the functional currency of the Company and the Company’s subsidiaries.

### 2. BASIS OF PREPARATION

These consolidated financial statements have been prepared in accordance with HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountant (the “**HKICPA**”), and the applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and by the Hong Kong Companies Ordinance.

These consolidated financial statements have been prepared under the historical cost convention except that the financial assets of fair value through profit or loss which are stated at fair value.

### 3. ADOPTION OF NEW AND REVISED HKFRS ACCOUNTING STANDARDS

In the current year, the Group has adopted all the new and revised HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants (the “**HKICPA**”) that are relevant to its operations and effective for its accounting year beginning on 1 January 2025. HKFRS Accounting Standards comprise Hong Kong Financial Reporting Standards (the “**HKFRS**”); Hong Kong Accounting Standards (the “**HKAS**”); and Interpretations. The adoption of these new and revised HKFRS Accounting Standards did not result in significant changes to the Group’s accounting policies, presentation of the Group’s consolidated financial statements and amounts reported for the current year and prior years.

The Group has not applied the new HKFRS Accounting Standards that have been issued but are not yet effective. The application of these new HKFRSs will not have material impact on the consolidated financial statements of the Group except the adoption of HKFRS 18.

“HKFRS 18” “Presentation and Disclosure in Financial Statements”

HKFRS 18 “Presentation and Disclosure in Financial Statements”, which sets out requirements on presentation and disclosures in financial statements, will replace HKAS 1 “Presentation of Financial Statements”. This new HKFRS Accounting Standard, while carrying forward many of the requirements in HKAS 1, introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss; provide disclosures on management-defined performance measures in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements. In addition, some HKAS 1 paragraphs have been moved to HKAS 8 and HKFRS 7. Minor amendments to HKAS 7 “Statement of Cash Flows” and HKAS 33 “Earnings per Share” are also made. HKFRS 18, and amendments to other standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted. The application of the new standard is expected to affect the presentation of the statement of profit or loss and disclosures in the future financial statements. The Company is in the process of assessing the detailed impact of HKFRS 18 on the Company’s financial statements.

#### 4. SEGMENT INFORMATION

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

For the year ended 31 December 2025 and 2024, the Group is principally engaged in the provision of property management services, community value-added services, and value-added services to non-property owners. Management reviews the operating results of the business as one operating segment to make decisions about resources to be allocated. Therefore, the CODM of the Company regards that there is only one segment which is used to make strategic decisions.

The principal operating entities of the Group are domiciled in the PRC. Accordingly, all of the Group’s revenue were derived in the PRC for the year ended 31 December 2025 and 2024.

As at 31 December 2025 and 2024, all of the non-current assets of the Group were located in the PRC.

#### 5. REVENUE

Revenue represents income from property management services, value-added services to non-property owners and community value-added services.

	2025 <i>RMB’000</i>	2024 <i>RMB’000</i>
<b>Revenue from contracts with customers:</b>		
Property management services	820,861	832,370
Value-added services to non-property owners	23,454	38,688
Community value-added services	41,536	62,365
	<u>885,851</u>	<u>933,423</u>

For the years ended 31 December 2025 and 2024, revenue from entities controlled by the Ultimate Controlling Shareholder and joint ventures and associates of the Ultimate Controlling Shareholder contributed to 3% and 5% of the Group's revenue, respectively. Other than entities controlled by the Ultimate Controlling Shareholder and joint ventures and associates of the Ultimate Controlling Shareholder, the Group had a large number of customers and none of whom contributed 10% or more of the Group's revenue for the years ended 31 December 2025 and 2024.

**Disaggregation of revenue from contracts with customers:**

The major operating entities of the Group are domiciled in the PRC. Accordingly, all the Group's revenues were derived in the PRC for the year ended 31 December 2025 and 2024.

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
<b>Timing of revenue recognition</b>		
Over time	875,815	905,856
At a point in time	<u>10,036</u>	<u>27,567</u>
	<u><u>885,851</u></u>	<u><u>933,423</u></u>

**Unsatisfied performance obligations**

For property management services and value-added services to non-property owners, the Group recognises revenue in the amount that equals to the right to invoice which corresponds directly with the value to the customer of the Group's performance to date, on a monthly basis. The Group has elected the practical expedient for not to disclose the remaining performance obligations for these type of contracts. The majority of the property management services contracts do not have a fixed term.

For community value-added services, they are rendered in short period of time, which is generally less than a year, and the Group has elected the practical expedient for not to disclose the remaining performance obligations for these type of contracts.

**6. OTHER INCOME**

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Government grants ( <i>note</i> )	2,906	2,888
Value-added tax deductibles	<u>166</u>	<u>488</u>
	<u><u>3,072</u></u>	<u><u>3,376</u></u>

*Note:* Government grants mainly consisted of financial support funds granted by the local governments.

**7. OTHER (LOSSES)/GAINS — NET**

	<b>2025</b> <i>RMB'000</i>	2024 <i>RMB'000</i>
Exchange gains/(losses)	<b>5</b>	(1,383)
Loss on deregister of subsidiaries	<b>(203)</b>	—
Gain on disposal of associates	—	1,010
Loss on disposal/written off of property, plant and equipment	<b>(512)</b>	(24)
Others gains	<b>501</b>	1,354
	<u><b>(209)</b></u>	<u>957</u>

**8. FINANCE INCOME — NET**

	<b>2025</b> <i>RMB'000</i>	2024 <i>RMB'000</i>
Finance income		
Interests income from loan receivables	<b>948</b>	9,275
Interests income from bank deposits	<b>192</b>	517
Interests income from unlisted fund investments	<b>22</b>	—
	<u><b>1,162</b></u>	<u>9,792</u>
Finance costs		
Interest expenses for borrowings	<b>(655)</b>	(1,095)
Interest expenses on lease liabilities	<b>(24)</b>	(158)
	<u><b>(679)</b></u>	<u>(1,253)</u>
	<u><b>483</b></u>	<u>8,539</u>

## 9. INCOME TAX EXPENSES

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Current tax — PRC Enterprise Income Tax (“EIT”):		
— Provision for the year	29,140	30,853
Deferred tax:	<u>(11,938)</u>	<u>(14,410)</u>
	<u>17,202</u>	<u>16,443</u>

The Company was incorporated in the Cayman Islands as an exempted company with limited liability and accordingly, is exempted from Cayman Islands income tax. The Company’s direct subsidiary in the BVI was incorporated under the International Business Companies Act of the BVI and, accordingly, is exempted from British Virgin Islands income tax.

Hong Kong profits tax rate is 16.5%. No provision for Hong Kong profits tax was provided as the Group did not have assessable profit in Hong Kong.

Income tax provision of the Group in respect of operations in Mainland China 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 corporate income tax rate in PRC is 25%, with the exception of any preferential treatments received, such as the 15% preferential tax rate that Hangzhou Xier Technology Co., Ltd. (“**Xier Technology**”, a PRC subsidiary of the Group) can enjoy as a result of its qualification as a High and New Technology Enterprise (“**HNTes**”) from December 2021.

Pursuant to the Detailed Implementation Regulations for Implementation of the Corporate Income Tax Law issued on 6 December 2007, dividends distributed from the profits generated by the PRC companies after 1 January 2008 to their foreign investors shall be subject to this withholding income tax of 10%, a lower 5% withholding income tax rate may be applied when the immediate holding companies of the subsidiaries in Mainland China are incorporated in Hong Kong and fulfil the requirements to the tax treaty arrangements between Mainland China and Hong Kong. The Group has not accrued any withholding income tax for these undistributed earnings of its subsidiaries in Mainland China as the Group does not have a plan to distribute these earnings from its subsidiaries in Mainland China.

## 10. (LOSS)/PROFIT AND TOTAL COMPREHENSIVE (EXPENSES)/INCOME FOR THE YEAR

The Group's profit for the year is stated after charging the following:

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Cost of inventories	3,222	12,494
Auditor's remuneration	3,291	2,537
Depreciation of property, plant and equipment and right-of-use assets	3,609	8,826
Amortisation of intangible assets	645	750
Impairment loss on trade and other receivables	297,753	57,641
Impairment of investment properties	9,408	—
Loss on disposal/written off of property, plant and equipment	512	24
Depreciation of investment properties	6,952	—
Staff costs including directors' emoluments:		
Wages, salaries and bonuses	209,228	234,487
Social insurance expenses and housing benefits ( <i>Note (i)</i> )	39,095	42,969
Other employee benefits	9,693	6,586
Total staff costs	<u>258,016</u>	<u>284,042</u>

*Note:*

- (i) Employees of the Group's PRC subsidiaries are required to participate in a defined contribution scheme administered and operated by the local municipal governments. The Group's PRC subsidiaries contribute funds to the scheme to fund the retirement benefits of the employees. The contributions are calculated based on a certain percentage of the employees' salaries as agreed by the local municipal governments. The Group's PRC subsidiaries and its employees are required to make monthly contributions. The only obligation of the Group with respect to the defined contribution scheme is to make the required contribution to the scheme. There is no forfeited contribution under the defined contribution scheme available to reduce the existing level of contributions in future years.

The Group has no other material obligation for the payment of retirement benefits associated with these schemes beyond the annual contributions described above.

## 11. DIVIDEND

No dividend was paid or proposed during the year ended 31 December 2025, nor has any dividend been proposed since the end of the reporting period (2024: nil).

## 12. EARNINGS PER SHARE

The calculation of the basic loss per share for the year is based on the loss for the year attributable to the owners of the Company of approximately RMB219,056,000 (2024: profit RMB38,473,000) and on the weighted average number of shares in issue during the year of approximately 882,422,452 (2024: 920,092,615).

There was no dilutive potential ordinary shares during the year ended 31 December 2025, and therefore, dilutive loss per share is equal to basic loss per share.

### 13. TRADE AND OTHER RECEIVABLES AND PREPAYMENTS

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Trade receivables ( <i>Note (a)</i> )		
— Related parties	140,889	111,014
— Third parties	459,422	395,262
Less: allowance for impairment of trade receivables	<u>(120,647)</u>	<u>(76,141)</u>
	----- 479,664	----- 430,135
Other receivables		
— Deposit for acquisition	78,000	—
— Deposits ( <i>Note (e)</i> )	276,897	269,950
— Payments on behalf of property owners ( <i>Note (b)</i> )	52,643	42,447
— Others	51,571	48,801
Less: allowance for impairment of other receivables	<u>(264,853)</u>	<u>(11,624)</u>
	----- 194,258	----- 349,574
Prepayments		
— Prepayments for inventories	18,160	20,139
— Other prepayments	<u>17,648</u>	<u>30,779</u>
	----- 35,808	----- 50,918
Loan receivables ( <i>Notes (c)(d)</i> )	5,389	268,240
Less: allowance for impairment of loan receivables	<u>—</u>	<u>(21,422)</u>
	----- 5,389	----- 246,818
Non-current	<u>715,119</u> <u>(78,000)</u>	1,077,445 —
Current	<u>637,119</u>	<u>1,077,445</u>

- (a) Trade receivables mainly arise from property management services income to property owners and value-added services to non-property owners. Property management services income are received in accordance with the terms of the relevant services agreements. Service income from property management service is due for payment by the residents upon the issuance of demand note.

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

	<b>2025</b>	2024
	<b><i>RMB'000</i></b>	<i>RMB'000</i>
0 to 180 days	<b>246,136</b>	223,164
181 to 365 days	<b>60,755</b>	61,410
1 to 2 years	<b>139,233</b>	120,911
2 to 3 years	<b>75,914</b>	78,685
3 to 4 years	<b>61,585</b>	14,025
Over 4 years	<b>16,688</b>	8,081
	<b><u>600,311</u></b>	<u>506,276</u>

- (b) The balance represented mainly the payments on behalf of property owners in respect of utility costs of properties.
- (c) As at 31 December 2025, loans to third parties with aggregate principal at approximately RMB5,389,000 (2024:RMB8,728,000) are unsecured, interest bearing at 10% (2024:10%) p.a. and repayable within one year.
- (d) As at 31 December 2024, as one of the borrower fail to perform its obligation to repay the loan, the Group enforced its rights to realise the charged assets of 1,400 car park with an appraised value of approximately RMB139,050,000 as at 31 December 2024 to offset part of the loan receivable. In addition, the Group entered into a supplemental agreement to acquire certain additional car park spaces with an appraised value of approximately RMB99,040,000 as at 31 December 2024 from the borrower to offset the outstanding loan. Please refer to the announcement of the Company dated 28 March 2025 in relation to the discloseable transaction for more details.
- (e) “As at 31 December 2025 and 2024, the amount including deposit of RMB250,000,000 (the “**Deposit**”) paid to Dexin China Holdings Limited (“**Dexin China**”) for obtaining the exclusive leasing and sales rights and the cooperation rights on leasing and sales for the certain parking spaces. Due to the fact winding up order was granted to Dexin China by the High Court of Hong Kong, the deposit is still not refunded by Dexin China up to the date of this announcement. Full impairment was recognized during the year.

#### 14. TRADE AND OTHER PAYABLES

	<i>Note</i>	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Trade payables	(a)		
— Related parties		608	381
— Third parties		<u>196,751</u>	<u>195,061</u>
		<u>197,359</u>	<u>195,442</u>
Other payables			
— Deposits	(c)	37,063	41,541
— Amounts temporarily received from/on behalf of property owners		113,586	110,651
— Amounts due to related parties	(b)	3,692	2,193
— Amounts due to non-controlling interests	(b)	1,525	1,753
— Accrued payroll		25,936	21,057
— Other taxes payables		29,866	25,719
— Other accrued expenses		<u>37,226</u>	<u>10,881</u>
		<u>248,894</u>	<u>213,795</u>
		<u>446,253</u>	<u>409,237</u>

*Notes:*

- (a) As at 31 December 2025 and 2024, the aging analysis of trade payables based on invoice date were as follow:

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Within 1 year	181,167	185,353
After 1 year but within 2 years	10,168	4,378
After 2 year but within 3 years	2,202	3,504
Over 3 years	<u>3,822</u>	<u>2,207</u>
	<u>197,359</u>	<u>195,442</u>

- (b) Amounts due to related parties and non-controlling interests were unsecured, interest free and repayable on demand.
- (c) The amounts mainly represented utility expenses collected from the property owners to be paid to related service providers and rental fee collected from leasees to be returned to the property owners.

## 15. SHARE CAPITAL

	Number of ordinary shares	Nominal value ordinary shares	Amount equivalent to RMB'000
Authorised:			
Shares of the Company with nominal value of HK\$0.01 each			
At 1 January 2024, 31 December 2024, 1 January 2025 and 31 December 2025	<u>5,000,000,000</u>	<u>50,000,000</u>	<u>43,947</u>
Issued and fully paid:			
At 1 January 2024	937,308,000	9,373,080	7,738
Repurchases and cancellation of shares (Notes a)	<u>(19,427,000)</u>	<u>(194,270)</u>	<u>(174)</u>
At 31 December 2024 and 31 December 2025	<u>917,881,000</u>	<u>9,178,810</u>	<u>7,564</u>

### Notes:

- (a) During the year ended 31 December 2024, the Group repurchased a total of 54,745,000 ordinary shares listed on Stock Exchange. The total amount paid to repurchased these ordinary shares was approximately RMB90,800,000. As at 31 December 2024, 19,427,000 shares repurchased during the current reporting period has been cancelled. Upon the cancellation of the 19,427,000 ordinary shares repurchased, the issued share capital of the Company was reduced by the par value of approximately RMB174,000, and the premium paid on the repurchased of these cancelled shares of RMB35,102,000, including transaction costs was deducted from share premium of the Company.
- (b) During the year ended 31 December 2025, the Group repurchased a total of 270,000 ordinary shares listed on Stock Exchange. The total amount paid to repurchase these ordinary shares was approximately RMB210,000. Up to the date of this report, the repurchased ordinary shares has not been cancelled.

## 16. EVENTS AFTER THE REPORTING PERIOD

### (a) Capital Increase

On 23 February 2026 (after trading hours), Shengquan Technology, Zhida Xiaorui and the Target Company, the indirect non-wholly owned subsidiaries of the Company, entered into the Capital Increase Agreement with Deqing Kaisibo, pursuant to which, Deqing Kaisibo conditionally agreed to contribute RMB96,912,442.40 to subscribe for approximately 30.0% of the equity interest of the Target Company as enlarged by the Capital Increase. Immediately after the Completion, Shengquan Technology, Zhida Xiaorui and Deqing Kaisibo will own approximately 61.8%, 3.3% and 34.9% of the equity interest of the Target Company, respectively. The Target Company will remain as a non-wholly owned subsidiary of the Company. Please refer to Company's announcement dated 23 February 2026 for more details.

### (b) Acquisition of Deqing Moganshan

On 31 July 2025 (after trading hours), Shengquan Property and Shanghai Xuquan (each indirect wholly-owned subsidiary of the Company) entered into the 2025 Equity Transfer Agreement with Deqing Changzhuo, pursuant to which, Shengquan Property and Shanghai Xuquan have conditionally agreed to acquire and Deqing Changzhuo has conditionally agreed to sell 95% and 5% equity interest in the Deqing Moganshan Ruijing Real Estate Co., Ltd (“**Deqing Moganshan**”) respectively at a total consideration of RMB74,100,000 and RMB3,900,000 respectively. The acquisition was completed on 18 March 2026 and Deqing Moganshan has become the subsidiary of the Company since then. Further details are set out in the Company's announcement dated 18 March 2026.

Since the acquisition was completed in March 2026, there is no sufficient time for the management to prepare the financial statements of Deqing Moganshan. It is impracticable at this moment to disclose further information about this acquisition

## **EXTRACT OF THE INDEPENDENT AUDITOR’S REPORT**

ZHONGHUI ANDA CPA Limited has expressed a qualified opinion on the audited consolidated financial statements of the Group for the year ended 31 December 2025, an extract of which is as follows:

### **QUALIFIED OPINION**

We have audited the consolidated financial statements of Dexin Services Group Limited (the “**Company**”) and its subsidiaries (collectively referred to as the “**Group**”), which comprise the consolidated statement of financial position as at 31 December 2025, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, except for the possible effects of the matters described in the Basis for Qualified Opinion section of our report, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2025, and of its consolidated financial performance and its consolidated cash flows for the year ended 31 December 2025 in accordance with HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants (the “**HKICPA**”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

### **BASIS FOR QUALIFIED OPINION**

#### **a) Deposit in relation to Dexin China Holding Company (“Dexin China”)**

A deposit of RMB250,000,000 is paid to Dexin China. Due to the fact that, on 11 June 2024, Dexin China was ordered to be wound up by The High Court of Hong Kong Special Administrative Region, there is an uncertainty in the recoverability of the deposit. The management of the Group is actively seeking possible settlement options. Up to date of this report, no settlement agreement can be reached. Therefore, a full impairment of RMB250,000,000 was recognized for the deposit during the year ended 31 December 2025. Since we were unable to ascertain the recoverability of the deposit, we have been unable to obtain sufficient appropriate audit evidence to ascertain the accuracy of the balance of the deposit of RMB Nil as at 31 December 2025 and relevant impairment loss of RMB250,000,000 are appropriately recognised and whether the impairment recognised in current year should be recognised in the prior years.

**b) Impairment of trade and other receivables in relation to Dexin China**

During the year ended 31 December 2024, an additional impairment loss of approximately RMB14,393,000 was recognised for trade and other receivables in relation to Dexin China. Since we were unable to ascertain the recoverability of the trade and other receivables as at 31 December 2023 of approximately RMB14,465,000, we have been unable to obtain sufficient appropriate audit evidence to justify whether the relevant impairment loss on trade and other receivables should be recognized in the year ended 31 December 2024 or should be recognized in year ended 31 December 2023.

Any adjustments to these figures might have a consequential effect on the Group's financial performance for the years ended 31 December 2025 and 2024 and the Group's financial position as at 31 December 2025 and 2024.

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (the “Code”), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

**VIEWS OF THE BOARD AND THE AUDIT COMMITTEE ON THE QUALIFIED OPINION**

The Board and the Audit Committee noted that the consolidated financial statements of the Company for the year ended 31 December 2025 were subject to the qualified opinion (the “**Qualified Opinion**”) of ZHONGHUI ANDA CPA Limited, the independent auditor of the Company (the “**Independent Auditor**”), on the basis as set out in the section headed “Basis for Qualified Opinion” in the independent auditor's report (the “**Independent Auditor's Report**”) under the section “Extract of the Independent Auditor's Report”.

The Board and the Audit Committee did not express different views from those of the Independent Auditor on the basis of the qualifications as the unresolved qualifications for the year ended 31 December 2025, which might have consequential effect on the Group's financial performance for the year ended 31 December 2025 and the related disclosure thereof in the consolidated financial statements.

The Audit Committee had critically reviewed the facts and circumstances leading to and fully understood the reasons leading to the qualified opinion, in particular, (i) the liquidation status of Dexin China Holdings Company Limited (“**Dexin China**”) since June 2024 and (ii) the cancellation of listing of the shares of Dexin China with effect from 7 January 2026, which are beyond the control of the Company. The management of the Company has also assessed the expected credit loss of the outstanding trade receivables, other receivables and the deposit in relation to Dexin China based on the latest status.

**a) Deposit in relation to Dexin China Holding Company (“Dexin China”)**

In connection with the qualified opinion regarding the deposit (the “**Deposit**”) of RMB250,000,000 paid to Dexin China, a full impairment of RMB250,000,000 was recognised for the deposit during the year ended 31 December 2025.

Based on the publicly available information, Dexin China was ordered to be wound up by the High Court of Hong Kong on 11 June 2024, and its listing status was subsequently cancelled on 7 January 2026. The management of the Company has taken steps to monitor the winding up proceedings of Dexin China and have considered alternative debt recovery procedures based on the current circumstances. In particular, the Board evaluated the substantive legal merits of initiating legal proceedings against Dexin China and/or its subsidiaries.

In view of the uncertainty in the recoverability of the Deposit, the Independent Auditor were unable to ascertain the recoverability of the Deposit, and have been unable to obtain sufficient appropriate audit evidence to ascertain the accuracy of the balance of the deposit of RMB Nil as at 31 December 2025 and relevant impairment loss of RMB250,000,000 are appropriately recognised and whether the impairment recognised in current year should be recognised in the prior years.

The Audit Committee has reviewed the matter and discussed the same with the Independent Auditors and the Board. Taking into account of the foregoing, the Audit Committee does not disagree with the basis of the qualified opinion of the Independent Auditors in this regard.

**b) Impairment of trade and other receivables in relation to Dexin China**

During the year ended 31 December 2024, an additional impairment loss of approximately RMB14,393,000 was recognised for trade and other receivables in relation to Dexin China. The Independent Auditor were unable to ascertain the recoverability of the trade and other receivables as at 31 December 2023 of approximately RMB14,465,000, and have been unable to obtain sufficient appropriate audit evidence to justify whether the relevant impairment loss on trade and other receivables should be recognized in the year ended 31 December 2024 should be recognized in year ended 31 December 2023.

The Audit Committee has reviewed the matter and discussed the same with the Independent Auditors and the Board. In addition, the Group had provided expected credit loss for the outstanding balance as at 31 December 2025. As sufficient expected credit loss had been made, the Board is of the view that the qualified opinion is resolved, except for the qualified opinion regarding the uncertainty in whether the expected credit loss of approximately RMB14,393,000 recognised in 2024 should be recognised in prior year, which expected not to be carried forward to the year ending 31 December 2026.

## **CHAIRMAN’S STATEMENT**

Dear shareholders,

On behalf of the Board, I hereby present the results of the Group for the twelve months ended 31 December 2025 (the “**Reporting Period**”).

In 2025, the property management industry moved beyond the extensive growth model of scale expansion and entered a new normal defined by “rational thinking and enhancing intrinsic value”. Amidst the changes, our Group has adhered to our original aspiration of “Good Houses, Good Communities, Good Lives”. By maintaining stability at our core, establishing our presence through quality, and driving progress via innovation, we have safeguarded our operational fundamentals amidst industry fluctuations and consolidated our development foundation through innovative exploration. Our core competitiveness has steadily enhanced. During the Reporting Period, the Group was recognised as one of the “China Top 100 Property Management Enterprises” for the 12th consecutive year, climbing to the 19th position. We were also awarded multiple industry honors, including “China’s Leading Brand Enterprise for Property Management Market Operation”, “China Top 100 Enterprise for High-Quality Property Service Capability”, and “Hangzhou Five-Star Service Enterprise”, validating our response to industry changes and market expectations with tangible results and performance.

### **Consolidating Fundamentals, Upholding Integrity and Achieving Long-term Stability**

Amidst industry changes, only by strengthening our foundations can we achieve long-term development. The Group comprehensively implemented refined financial management, strengthened collection efficiency, strictly controlled risk exposure, and maintained a consistently ample cash flow, which provided solid financial support for the Group’s various operational strategies.

On the operations front, we implemented precise project control, resolutely phased out inefficient projects, and reallocated core personnel, financial, and material resources towards our “stronghold projects”, ensuring the steady operation of key projects. Concurrently, leveraging information technology as an aid, we established a data-driven control system across the entire process to achieve intelligent and refined management, thereby converting every input into tangible development outcomes.

Organisational capability is the core foundation for development. The Group completed a deep optimisation and restructuring of its organisational framework. The headquarters underwent functional reforms and achieved cross-departmental horizontal integration in the macro-operations management model, enhancing overall synergy and efficiency. Simultaneously, we restructured operational units, concentrating talent reserves and professional resources within regions and shortening decision-making processes, enabling organisational capabilities to more precisely meet the operational needs of our existing portfolio and market expansion demands in our core “stronghold” region, the Yangtze River Delta.

### **Enriched by Diversity, Driven by Technology**

We ventured into new frontiers and initiated new chapters. By expanding into new territories, we acquired equity in Deqing Moganshan Ruijing Real Estate Co., Ltd. (德清莫干山瑞璟置業有限公司), thereby obtaining a prime high-quality hotel asset in the core area of the Moganshan Scenic Spot. This asset enjoys a uniquely advantageous location, consistently hosting large-scale business events and, for several consecutive years, undertaking cultural and sports events like the Bamboo Forest Marathon. This is a strategic move for the Group to establish a presence in the leisure industry and connect with the intangible cultural heritage tourism sector. By synergising this asset with our other intangible cultural heritage projects, we will provide owners with comprehensive tourism, wellness, and study-tour amenities, while offering tailored team-building and retreat services for corporate clients — all aimed at forging a vibrant new ecosystem for leisure and cultural tourism.

We actively fostered new quality productive forces in services, with a focus on green energy, low-carbon initiatives, and AI technology applications as core drivers for transformation and upgrading. The first landmark project for rooftop photovoltaic energy storage on buildings, the rooftop solar renovation project at Dexin Center, Hangzhou East Railway Station complex, was successfully connected to the grid for power generation in June. Through the rooftop space transformation, the project is expected to generate 700,000 kWh of electricity annually and reduce carbon emissions by approximately 700 tons per year. The generated electricity is also utilised in livelihood scenarios such as public charging for non-motor vehicles within the complex, serving as a high-quality model for green renovation of energy-intensive commercial complexes. Concurrently, we are aggressively deploying robotic services — ranging from delivery and security to cleaning — within the project’s office and commercial spaces. These unmanned intelligent operations are shaping a new service landscape defined by “AI empowerment + human-machine synergy”, establishing a premier benchmark for smart services.

We deepened our presence in the Commercial Office IFM (Integrated Facility Management) and urban service sectors. At Yiwu Shihang Plaza, we innovated a model deeply integrating investment attraction, operations, and property services. We extended customised services to new business formats and scenarios, providing professional operation management, customised reception, and business interpretation services for the Hangzhou Live Streaming Industry Party and Mass Service Center and the Binjiang District Embodied Intelligence Town Hall, infusing urban services with both warmth and quality.

### **Deepening Market Presence, Venturing into New Territories**

Only through unwavering focus and intensive cultivation can we build robust regional competitive moats. The Group remains committed to its market strategy of “deeply cultivating the Yangtze River Delta while strategically expanding across core national cities”. By focusing on high-profitability and sustainably operated projects and regions, we have enhanced quality in our dominant markets and achieved breakthroughs in peripheral ones.

In our heartland of Jiangsu, Zhejiang, and Shanghai, we have established service benchmarks through meticulous operations. In Hangzhou, we undertook property management for 19 branches of the Xiaoshan District Youth Palace; in Ningbo, we won bids for premium second-hand residential projects such as the Cixi Wang Yue Fu project; and in Jinhua, we secured multiple projects including the Wuyi Communications Investment Industrial Park. In Nanjing, we actively participated in tenders for existing residential projects, further deepening our presence in core Yangtze River Delta cities. Furthermore, our cross-regional expansion reached a milestone breakthrough with the successful bid for the Sichuan Provincial Transportation Hospital project, opening a strategic gateway to the western market.

We have actively developed diversified cooperation platforms and forged deep strategic alliances with state-owned enterprises and high-quality local entities. Integrating resources and leveraging collective advantages has become our core pathway for regional integration and expansion into emerging sectors. Building on our existing partnership with Quzhou Communications Investment Group, we added new projects such as smart ports and group catering for science and education industrial parks. By extending our service reach into transportation hubs and catering operations, we have achieved in-depth development, transitioning from basic maintenance to diversified business formats — and outlined a new growth pattern characterised by “resource complementarity and synergistic coexistence”.

## **Building Warmth with Sincere Hearts, Growth with Boundless Care**

Service is the heart and soul of the property management industry. With customer satisfaction as our core objective, we launched a series of learning and practice activities themed “Learning from Pang Dong Lai’s Service Excellence” during the year. We organised core management teams to conduct on-site field studies in Henan in successive batches. Through internal seminars and training, we have integrated refined and empathetic service standards into every aspect of our operations, actively practicing the “Go the Extra Mile” customer service philosophy.

We enhanced our efforts to improve our service quality. Throughout the year, we carried out the “Confidant Sends Spring Breeze” special action and completed quality enhancement projects in over 5,000 communities nationwide. We normalised customer visit and follow-up mechanisms to precisely match services to owners’ needs.

We pioneered pilot projects for innovative community-level governance, integrating property services with community anti-fraud efforts. In deep collaboration with the Hangzhou Public Security Anti-Fraud Center, we conducted nearly a hundred activities, including door-to-door presentations, special education sessions, and scenario simulations, generating a positive public demonstration effect. Successful cases of preventing telecommunications fraud occurred in places like Hangzhou and Wenzhou. Notably, the property manager of Hangzhou Qunxianfu was publicly commended by the Foundation for Justice and Courage for persuading an owner to avoid property losses exceeding RMB1 million.

## **Talent Cultivation, Foundation Strengthening**

Talent is the foundation of our enterprise. Adhering to the development philosophy of prioritising employees and consolidating the development foundation through systematic talent development, the Group activated the organisation’s internal momentum and continuously empowered high-quality services.

The Group deepened school-enterprise cooperation by advancing the third “Shengquan Class (盛全班)” training programme in partnership with Zhejiang College of Construction, aimed at cultivating compound property management talents. We established a systematic talent development system and a star butler certification system, and conducted over a hundred professional skills training sessions and cultural salons throughout the year to comprehensively enhance employee professionalism and service capabilities. Simultaneously, the “Blue Ribbon” special fund provided timely assistance to employees facing sudden difficulties, allowing the “Confidant Culture” to take root and continuously strengthening team cohesion and sense of belonging.

## OUTLOOK

### **The Tide is High, and the Horizon Broadens — Now is the Time to Set Sail**

No effort is ever in vain, and hardships make for success. Perseverance leads to a promising future.

In 2026, the 15th Five-Year Plan will officially commence. The property management industry will also transition from purely pursuing scale expansion to a “marathon” competition where stable cash flow serves as the foundation for survival.

In the current era swept by the AI wave, we see opportunities in accelerating technological iteration and industrial integration innovation. The industry will accelerate its entry into a deep transition period focused on quality and efficiency improvement, and a new journey centered on smart technology, green development, and low-carbon operations.

Situated in Hangzhou, a hub of technological innovation, we keenly perceive the speed of technological iteration and see even more clearly the opportunities for industrial integration and innovation. The Group will capitalise on this momentum, continuously deepening the pilot application of AI technology across multiple scenarios, and investing in the innovation and upgrade of an integrated ground-air intelligent service system. We will promote the customised application of various robots and unmanned devices in residential, commercial office, and public facility scenarios, and refine the human-machine collaborative service system to make technology the core driver for service upgrades. Furthermore, we will increase investment in the construction and operation of photovoltaic renovation projects, scale up the replication of green energy renovation experience, and expand the diverse applications of green energy in park operations and livelihood services, making low-carbon a defining characteristic of corporate development.

Meanwhile, with the hotel industry as our core platform, we will deeply integrate resources to promote the large-scale and brand-driven development of the leisure and cultural tourism sector. This will create a core growth engine for the Group’s diversified business development and realise the transformation from a basic property service provider to a comprehensive lifestyle service operator.

The path ahead is clear. We firmly believe that the stable development of an enterprise always stems from accumulation and persistent effort. The Group will always stay true to its original intention, building beautiful homes with warm services, activating the strategic transformation engine through technological innovation, delivering long-term value through professional operations, and striving for a better urban future through all-dimensional empowerment.

## MANAGEMENT DISCUSSION AND ANALYSIS

### OPERATION REVIEW

#### Business model of the Group

The Group has three business lines: (i) property management services; (ii) value-added services to non-property owners; and (iii) community value-added services, which constitute a comprehensive service product for our clients, covering the entire property management value chain.

- **Property management services.** The Group provides property developers, property owners and residents with a wide range of property management services. The property management services of the Group primarily comprise (i) security services; (ii) cleaning services; (iii) gardening services; and (iv) common area facility repair and maintenance services for residential properties and non-residential properties.
- **Value-added services to non-property owners.** The Group provides a full range of property-related business solutions to non-property owners, which primarily include property developers. The value-added services to non-property owners of the Group primarily comprise (i) the provision of sales office management services; (ii) the provision of preliminary planning and design consultancy services; (iii) the provision of property inspection and repair services; and (iv) the provision of commercial consulting services.
- **Community value-added services.** The Group also offers various community value-added services to property owners and residents, including (i) smart community solutions; (ii) property sales and assistance services; (iii) community resources value-added services; (iv) clubhouse services; (v) home decoration services; and (vi) community retail and home services.

We believe that the property management services business line is the foundation of the Group to generate revenue, expand business scale and increase our customer base for community value-added services to property owners and residents. The Group's value-added services to non-property owners facilitate its early access to property development projects and the establishment and development of business relationships with property developers, thereby enhancing the Group's competitiveness and securing contracts for property management services. The Group's community value-added services business line is conducive to strengthening the relationship between the Group and customers and improving customer satisfaction and loyalty. We believe that the three business lines of the Group will continue helping the Group to gain market share and expand its business scope in the PRC.

## PROPERTY MANAGEMENT SERVICES

In 2025, adhering to the strategic vision of being a service provider for future urban life relationships, the Group steadily expanded the management of diversified business formats. As at 31 December 2025, the total gross floor area (“GFA”) under management amounted to approximately 37.8 million sq.m., representing a slight decrease of 1.3 million sq.m. from 39.1 million sq.m. as at 31 December 2024. Such decrease was mainly attributable to the Group’s proactive optimisation of its project portfolio during the year and its exit from low-margin and non-strategic projects, thereby enhancing the overall quality and efficiency of management.

The following table sets forth our property management contracted GFA and GFA under management as at the years indicated:

	For the year ended 31 December 2025				For the year ended 31 December 2024			
	Contracted projects		Projects under management		Contracted projects		Projects under management	
	Number of projects	GFA (sq.m. '000)	Number of projects	GFA (sq.m. '000)	Number of projects	GFA (sq.m. '000)	Number of projects	GFA (sq.m. '000)
As at the beginning of the year	303	42,153	283	39,089	333	44,702	297	39,243
Newly contracted	30	2,847	20	1,388	23	2,913	19	2,158
Reserve conversion	0	0	11	1,362	0	0	18	3,080
Acquisition	0	0	0	0	0	0	0	0
Termination	(37)	(4,225)	(36)	(4,077)	(53)	(5,462)	(51)	(5,392)
As at the end of the year	<u>296</u>	<u>40,775</u>	<u>278</u>	<u>37,762</u>	<u>303</u>	<u>42,153</u>	<u>283</u>	<u>39,089</u>

During the Reporting Period, approximately half of our revenue from property management services was generated from services provided to properties developed by independent third-party property developers. As at 31 December 2025, we had 171 properties under our management that were developed by independent third-party property developers, with a total GFA under management of approximately 20.1 million sq.m.

The following table sets forth a breakdown of our total GFA under management by type of property developer as at the dates indicated:

	As at 31 December					
	2025	2025	Percentage	2024	2024	Percentage
	GFA	Revenue		GFA	Revenue	
	<i>sq.m.'000</i>	<i>RMB'000</i>		<i>sq.m.'000</i>	<i>RMB'000</i>	
Properties developed by Dexin China	13,676	304,491	37.1%	13,916	300,481	36.1%
Jointly developed properties	4,009	116,325	14.2%	4,562	124,732	15.0%
Properties developed by independent third-parties	20,077	400,045	48.7%	20,611	407,157	48.9%
Total	37,762	820,861	100.0%	39,089	832,370	100.0%

### Our Geographical Presence

Zhejiang Province and the Yangtze River Delta Region are among the most economically developed regions in the PRC, with higher urbanisation rates and resident disposable income. Most of our service projects are concentrated in cities with higher competitive pricing levels. We continue to expand into first-tier and second-tier cities nationwide, and continue to increase the GFA under management and income from core cities outside Zhejiang Province and the Yangtze River Delta Region, further intensifying our competitive strength in the property industry. For the year ended 31 December 2025, our geographic presence has extended to 41 cities in China.

The following table sets forth our total GFA under management by region as at the dates indicated:

	As at 31 December					
	2025	2025	Percentage	2024	2024	Percentage
	GFA	Revenue		GFA	Revenue	
	<i>sq.m.'000</i>	<i>RMB'000</i>		<i>sq.m.'000</i>	<i>RMB'000</i>	
Zhejiang Province	25,937	599,647	73.1%	25,969	613,462	73.7%
Yangtze River Delta Region (excluding Zhejiang Province)	6,662	138,145	16.8%	7,920	137,790	16.6%
Other regions	5,163	83,069	10.1%	5,200	81,118	9.7%
Total	37,762	820,861	100.0%	39,089	832,370	100.0%

## Portfolio of Properties under Management

While the majority of properties under our management are primarily residential properties, we continuously sought to provide property management services to non-residential properties in the Reporting Period. The non-residential properties under our management are diverse, including commercial complexes, office buildings, schools, hospitals, industrial parks and municipal facilities. We believe that by accumulating our experience and recognition for our quality property management services to both residential and non-residential properties, we will be able to continue to diversify our portfolio of properties and further enlarge our customer base.

The following table sets forth our total GFA under management by property type as at the dates indicated:

	As at 31 December					
	2025			2024		
	GFA	Revenue	Percentage	GFA	Revenue	Percentage
	<i>sq.m.'000</i>	<i>RMB'000</i>		<i>sq.m.'000</i>	<i>RMB'000</i>	
Residential properties	30,830	607,645	74.0%	31,302	577,455	69.4%
Non-residential properties	<u>6,932</u>	<u>213,216</u>	<u>26.0%</u>	<u>7,787</u>	<u>254,915</u>	<u>30.6%</u>
Total	<u><u>37,762</u></u>	<u><u>820,861</u></u>	<u><u>100.0%</u></u>	<u><u>39,089</u></u>	<u><u>832,370</u></u>	<u><u>100.0%</u></u>

## Value-added Services to Non-property Owners

For the year ended 31 December 2025, revenue from value-added services to non-property owners amounted to RMB23.5 million, representing a decrease of 39.4% compared to that for the year ended 31 December 2024. This was attributable to the ongoing negative sentiments of the real estate industry. Revenue from relevant value-added services to non-property owners decreased notably as demand for these services declined.

	For the year ended 31 December 2025		For the year ended 31 December 2024	
	Revenue <i>RMB'000</i>	Percentage %	Revenue <i>RMB'000</i>	Percentage %
Sales office management services	6,436	27.4%	22,692	58.7%
Preliminary planning and design consultancy services	12,268	52.3%	11,890	30.7%
Property inspection and repair services	1,988	8.5%	3,136	8.1%
Commercial consulting services	2,762	11.8%	970	2.5%
	<u>23,454</u>	<u>100.0%</u>	<u>38,688</u>	<u>100.0%</u>

### Community Value-added Services

In terms of community value-added services, our customers mainly include property owners, residents and property developers, and we offer a wide variety of community value-added services to make the living more convenient and to foster community attachment and a sense of belonging. These services primarily include (i) smart community solutions; (ii) property sales and assistance services; (iii) community resources value added services; (iv) clubhouse services; (v) home decoration services; and (vi) community retail and home services. During the Reporting Period, revenue from community value added services was RMB41.5 million, representing a decrease of 33.4% as compared with RMB62.4 million for 2024.

	For the year ended 31 December 2025		For the year ended 31 December 2024	
	Revenue <i>RMB'000</i>	Percentage %	Revenue <i>RMB'000</i>	Percentage %
Smart community solutions	5,769	13.9%	11,419	18.3%
Property sales and assistance services	1,871	4.5%	952	1.5%
Community resources value-added services	25,028	60.3%	26,468	42.5%
Clubhouse services	1,475	3.6%	1,398	2.2%
Home decoration services	447	1.0%	1,925	3.1%
Community retail and home services	6,946	16.7%	20,203	32.4%
	<u>41,536</u>	<u>100.0%</u>	<u>62,365</u>	<u>100.0%</u>

Smart community solutions are those provided to residential and non-residential property developers by us through customised software meeting their specific requirements for property management. For the year ended 31 December 2025, revenue from smart community solutions amounted to RMB5.8 million, representing a decrease of RMB5.7 million compared to RMB11.4 million for the year ended 31 December 2024, mainly due to the overall slowdown in the delivery pace of the real estate market, a reduction in newly completed projects, and a simultaneous decline in customers' demand for intelligent facilities

Property sales and assistance services include primarily the provision of property sales and assistance services to property developers and owners, assisting property developers to market real estate properties to owners and residents living in properties under our management. Revenue from property services increased as a result of the optimisation of incentive mechanisms, which improved the conversion rates of community agents and related assets. For the year ended 31 December 2025, revenue from property sales and assistance services amounted to RMB1.9 million, representing an increase of RMB0.9 million compared to RMB1.0 million for the year ended 31 December 2024.

Community resources value-added services include primarily our provision of certain value-added services to owners, assisting owners to lease out public areas and public facilities to third parties. For the year ended 31 December 2025, revenue from community resources value-added services amounted to RMB25.0 million, representing a decrease of RMB1.4 million compared to RMB26.5 million for the year ended 31 December 2024.

Home decoration services refer to customised services provided by us from interior design to the procurement and installation of furniture and appliances. We initially provide decoration-related services and also assist third-party decoration service providers to promote their services to the business. For the year ended 31 December 2025, revenue from home decoration services amounted to RMB0.4 million, representing a decrease of RMB1.5 million from RMB1.9 million for the year ended 31 December 2024, which was mainly due to the ongoing adjustment of the real estate market, a substantial reduction in newly delivered properties and a significant contraction in demand for new home decoration and turnkey services.

Community retail and home services are mainly catered to the ever-changing demands of owners and residents, as the Group provides services such as cleaning, repair and maintenance and community business to owners and residents through its subsidiary Hangzhou Julin Lifestyle Services Co., Ltd. For the year ended 31 December 2025, revenue from community retail and home service amounted to RMB6.9 million, representing a decrease of RMB13.3 million compared to RMB20.2 million for the year ended 31 December 2024. On one hand, it is mainly due to insufficient resource investment in the Company's strategic positioning, leading to a decline in business expansion capabilities; on the other hand, the retail business faces intense market competition, with customers having a wide range of choices, resulting in severe pressure on instant retail platform business.

## FINANCIAL REVIEW

### Revenue

For the Reporting Period, revenue of the Group amounted to RMB885.9 million (2024: RMB933.4 million), representing a decrease of 5.1% as compared with that of 2024. Such decrease in revenue was primarily attributable to the decrease in the Group's business revenue from value-added services to non-property owners and community value-added services.

The following table sets forth a breakdown of our revenue by business line during the years indicated, both in absolute amount and as a percentage of total revenue:

	For the year ended 31 December			
	2025		2024	
	<i>RMB'000</i>	<i>Percentage</i>	<i>RMB'000</i>	<i>Percentage</i>
Property management services	<b>820,861</b>	<b>92.7%</b>	832,370	89.2%
Value-added services to non-property owners	<b>23,454</b>	<b>2.6%</b>	38,688	4.1%
Community value-added services	<b>41,536</b>	<b>4.7%</b>	62,365	6.7%
Total	<b><u>885,851</u></b>	<b><u>100.0%</u></b>	<b><u>933,423</u></b>	<b><u>100.0%</u></b>

Property management services remained the largest source of revenue for the Group. For the year ended 31 December 2025, revenue from property management services reached RMB820.9 million, representing a decrease of RMB11.5 million as compared with 2024.

### Cost of Sales

The cost of sales of the Group primarily comprised (i) staff costs; (ii) security, cleaning and greening costs; and (iii) utilities and maintenance costs. For the year ended 31 December 2025, the cost of sales of the Group was RMB713.9 million, representing a decrease of RMB31.9 million as compared with 2024. Such decrease was mainly due to the decrease in the revenue from community value-added services and value-added services to non-property owners, with corresponding cost reductions.

## Gross Profit and Gross Profit Margin

Based on the abovementioned factors, the gross profit of the Group was RMB171.9 million for the Reporting Period, representing a decrease of RMB15.7 million as compared with RMB187.6 million in 2024. The gross profit margin decreased from 20.1% for 2024 to 19.4% in the Reporting Period.

The following table sets forth our gross profit margin by business segment for the periods indicated:

	For the year ended 31 December		Change in percentage point
	2025	2024	
Property management services	17.6%	18.2%	-0.6%
Value-added services to non-property owners	22.6%	23.5%	-0.9%
Community value-added services	53.5%	43.9%	9.6%
Total	19.4%	20.1%	-0.7%

The Group's gross profit margin for 2025 decreased by 0.7 percentage points, affected primarily by a decline in the domestic real estate industry environment, the average property management fee rate for property management service, geographical concentration of GFA under management.

The gross profit margin of value-added services to non-property owners decreased from 23.5% for the previous year to 22.6% for the year.

The gross profit margin of community value-added services increased from 43.9% for the previous year to 53.5% for the year, which was mainly due to the reduction of redundant labour costs with the Company's streamlined organisational structure.

## Selling and marketing expenses

The selling and marketing expenses of the Group decreased by RMB5.5 million from RMB10.7 million for 2024 to RMB5.2 million for the Reporting Period. Such decrease was mainly due to the Group's strengthened expense control management, optimised business portfolio, cost reduction and efficiency enhancement initiatives, as well as further cuts in various non-essential expenses.

### **Other income**

Other income decreased from RMB3.4 million for 2024 to RMB3.1 million for the Reporting Period. There was no significant fluctuation compared to that in 2024.

### **Other (losses)/gains — net**

During the Reporting Period, the Group recorded other net losses of RMB0.2 million, as compared with the other net gains of RMB1.0 million for 2024. Such change was mainly due to the effect of foreign exchange difference during the Reporting Period.

### **Administrative expenses**

The administrative expenses of the Group amounted to RMB77.9 million in 2024. The administrative expenses for the Reporting Period remained at RMB77.9 million, showing no significant fluctuation compared with the corresponding period of last year.

### **Impairment losses on trade and other receivables**

The impairment losses on trade and other receivables changed from RMB36.2 million for 2024 to RMB297.8 million for the Reporting Period. The increase in impairment reflected primarily a higher amount of impairment provision for the amount receivable from related parties made by the Group for prudence purposes as compared with the corresponding period of last year in view of changing credit risks owing to the ongoing decline of the property industry during the year. In addition, the Group paid a deposit of RMB250,000,000 to Dexin China for the exclusive leasing and sales rights to specific parking spaces, as well as the associated cooperation rights for leasing and sales. As Dexin China was ordered to be wound up by The High Court of Hong Kong, a full impairment loss was recognised during the year.

### **Impairment loss on investment properties**

During the Reporting Period, the net loss impairment on investment properties the Company was RMB9.4 million, based on a difference between fair value and net book value.

### **Finance income-net**

The finance income-net of the Group decreased from RMB8.5 million for 2024 to RMB0.5 million for the Reporting Period, representing a decrease of RMB8.0 million. Such decrease was primarily attributable to a decrease in interest income being generated from loans provided to third parties during the current period.

### **Income tax expenses**

The income tax expenses of the Group increased from RMB16.4 million for 2024 to RMB17.2 million for the Reporting Period.

## **Loss for the year**

Based on the reasons above, the net loss of the Group during the Reporting Period was RMB232.1 million, as compared with the profit for the year of RMB37.7 million in 2024, primarily because the Group, recognised impairment losses on 250 million deposit included in other receivables, 9.4 million in investment properties.

The basic and diluted loss per share of the Company was RMB0.248.

## **Investment properties**

The Group's investment properties mainly consist of parking spaces. As at 31 December 2025, the carrying amount of investment properties was approximately RMB122.7 million, as compared with nil as at 31 December 2024. Such increase was primarily attributable to the borrower's failure to perform its repayment obligations on time in accordance with the loan agreement, and the Company enforced its rights to realise the charged assets and entered into a supplemental agreement to acquire certain additional car park spaces. For details, please refer to the Company's announcement dated 28 March 2025.

## **Inventories**

The Group's inventories mainly consist of parking spaces and consumables. As at 31 December 2025 and 31 December 2024, the carrying amount of inventories was approximately RMB113.2 million and RMB21.7 million, respectively. Such significant increase during the year was mainly attributable to the borrower's failure to perform its repayment obligations on time in accordance with the loan agreement, and the Company enforced the relevant mortgage rights and obtained the corresponding parking space assets. For details, please refer to the Company's announcement dated 28 March 2025.

## **Deposit for acquisition**

During the Reporting Period, the deposit for acquisition in the amount of RMB78,000,000 represents the consideration for the acquisition of the 100% equity interest (the “**2025 Equity Acquisition**”) in Deqing Moganshan Ruijing Real Estate Co., Ltd. (德清莫干山瑞璟置業有限公司) pursuant to the terms and conditions of the 2025 Equity Transfer Agreement. The 2025 Equity Acquisition was completed on 18 March 2026. Please refer to the announcements of the Company dated 31 July 2025 and 18 March 2026 for details.

## **Trade and other receivables and prepayments**

As at 31 December 2025, trade and other receivables and prepayments amounted to RMB637.1 million, representing a decrease of RMB440.3 million compared to RMB1,077.4 million as at 31 December 2024.

As at 31 December 2025, trade receivables amounted to RMB479.7 million, increasing by RMB49.5 million compared to RMB430.1 million as at 31 December 2024. Other receivables amounted to RMB194.3 million, decreasing by RMB155.3 million compared to RMB349.6 million as at 31 December 2024. The overall decrease was primarily attributable to the Group's provide full impairment of a deposit of RMB250 million paid to Dexin China for the exclusive leasing and sales rights for specific car park spaces, as well as related cooperation rights for leasing and sales. As the High Court of Hong Kong has issued a winding-up order against Dexin China, a provision for impairment was made against this other receivable during the year, which had a significant impact.

### **Trade and other payables**

Trade payables include mainly amounts payable for commodities or services in the ordinary course of business, including procurement of external labour services, materials and energy. Other payables include amounts received on behalf of other parties on a temporary basis, deposits received and other expenses payables. As at 31 December 2025, the Group's trade and other payables amounted to RMB446.3 million, representing an increase of RMB37.0 million compared to RMB409.2 million as at 31 December 2024, which was primarily attributable to the fees of various service providers and outsourced service payments at the end of the year that have not yet been settled, resulting in an increase in the balance of accounts payable at the end of the period.

## **LIQUIDITY AND CAPITAL RESOURCES**

The Group pursues a prudent treasury management policy, and actively manages its liquidity position to cope with any demands for capital for daily operation and future development. Also, the Group actively reviews and manages its capital structure on a regular basis to maintain the advantages and security of a strong capital position and adjust the capital structure in response to changes in economic conditions.

The Group's principal sources of liquidity come from the proceeds from our business operations. The majority of the Group's cash and cash equivalents are denominated in RMB, which amounted to RMB140.4 million as at 31 December 2025, representing a decrease of RMB61.7 million from the cash and cash equivalents of RMB202.2 million as at 31 December 2024.

As at 31 December 2025, the Group's current ratio (current assets divided by current liabilities) was 1.3 times (31 December 2024: 2.0 times).

As at 31 December 2025, the Group's borrowings amounted to RMB10.0 million (31 December 2024: RMB17.0 million) and the gearing ratio (total borrowings divided by total equity) was 0.02 (31 December 2024: 0.02).

## Foreign exchange risk

Substantially all of the Group's revenues and expenditures are denominated in RMB. As at 31 December 2025, the Group had not entered into any hedging transaction. The Group manages its foreign exchange risk by closely monitoring the movement of the foreign exchange rates and will consider hedging significant foreign currency exposure should the need arise.

## CAPITAL COMMITMENTS

As at 31 December 2025, the Group did not have any capital commitments contracted for but not provided for.

## CONTINGENT LIABILITIES AND PLEDGE OF ASSETS

As at 31 December 2025, none of the Company, its subsidiaries nor its associates had issued any financial guarantees, provide guarantees or mortgage for loans, nor had other significant contingent liabilities.

## SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

During the Reporting Period, Shandong Land Group (Heze) Dexin Asset Operation Co., Ltd. (山東土地集團(荷澤)德信資產運營有限公司), in which Dexin Shengquan Property Services Co., Ltd. (德信盛全物業服務有限公司) (a subsidiary of the Company) ("**Shengquan Property**") invested, passed a resolution at its shareholders' meeting on 25 April 2025, to proceed with dissolution and liquidation. Dexin Shengquan Property Services Co., Ltd. (德信盛全物業服務有限公司) received RMB0.52 million from the distribution of its 49% shareholding.

On 31 July 2025, Shengquan Property and Shanghai Xuquan Trading Co., Ltd. (上海栩全商貿有限公司) ("**Shanghai Xuquan**") (a subsidiary of the Company) entered into an equity transfer agreement with Deqing Changzhuo Enterprise Management Co., Ltd. (德清常卓企業管理有限公司) (the "**2025 Equity Transfer Agreement**"), pursuant to which Shengquan Property and Shanghai Xuquan have conditionally agreed to acquire, and Deqing Changzhuo Enterprise Management Co., Ltd. (德清常卓企業管理有限公司) has conditionally agreed to sell 95% and 5% equity interest in Deqing Moganshan Ruijing Real Estate Co., Ltd. (德清莫干山瑞璟置業有限公司) at a total consideration of RMB74,100,000 and RMB3,900,000 respectively (the "**2025 Equity Acquisition**"). The principal asset of Deqing Moganshan Ruijing Real Estate Co., Ltd. (德清莫干山瑞璟置業有限公司) is Moganshan Yungu Dexin New Century Mingting Hotel (莫干山雲谷德信開元名庭酒店), located at No. 66 Sanmo Line, Moganshan Town, Deqing County, Huzhou, Zhejiang Province, the PRC. The completion of the 2025 Equity Acquisition took place on 18 March 2026. For details, please refer to the announcements of the Company dated 31 July 2025, 10 October 2025 and 18 March 2026.

On 15 September 2025, ShengQuan Property Service Co., Ltd. (浙江盛全科技有限公司) (“**Shengquan Technology**”), Zhi Da Xiao Rui (Hong Kong) Limited (“**Zhida Xiaorui**”) and Shengquan Property, the indirect non-wholly owned subsidiaries of the Company, entered into a capital increase agreement with Deqing Kaisibo Enterprise Management Partnership Enterprise (Limited Partnership) (德清凱思博企業管理合夥企業(有限合夥)) (“**Deqing Kaisibo**”), pursuant to which Deqing Kaisibo conditionally agreed to contribute RMB10,300,000 to subscribe for approximately 4.9% of the equity interest of Shengquan Property as enlarged by the capital increase. The completion took place on 24 September 2025. Immediately after the completion, Shengquan Technology, Zhida Xiaorui and Deqing Kaisibo owned approximately 90.3%, 4.8% and 4.9% of the equity interest of Shengquan Property, respectively. The aforementioned capital increase constituted a deemed disposal under Rule 14.29 of the Listing Rules for the Company. Shengquan Property remained as a non-wholly owned subsidiary of the Company after the completion of the capital increase. For details, please refer to the announcement of the Company dated 23 February 2026 and the circular of the Company dated 24 February 2026.

## **FUTURE PLANS FOR MATERIAL INVESTMENTS**

The Group intends to utilise part of the net proceeds raised from the listing to acquire or invest in other property management companies as part of its strategies to expand its business scale and market share. As at the date of this announcement, the Group did not have any other future plans for material investments or acquisition of capital assets.

## **SIGNIFICANT EVENTS AFTER THE END OF THE REPORTING PERIOD**

On 23 February 2026, Shengquan Technology, Zhida Xiaorui and Shengquan Property, the indirect non-wholly owned subsidiaries of the Company, entered into a capital increase agreement with Deqing Kaisibo, pursuant to which, Deqing Kaisibo conditionally agreed to contribute RMB96,912,442.40 to subscribe for approximately 30.0% of the equity interest of Shengquan Property as enlarged by the capital increase. The transaction was approved by the shareholders of the Company at the extraordinary general meeting held on 11 March 2026. As at the date of this announcement, the completion has not taken place. Immediately after the completion, Shengquan Technology, Zhida Xiaorui and Deqing Kaisibo will own approximately 61.8%, 3.3% and 34.9% of the equity interest of Shengquan Property, respectively. The aforementioned capital increase will constitute deemed disposal under Rule 14.29 of the Listing Rules for the Company. Shengquan Property will remain as a non-wholly owned subsidiary of the Company after the completion of the capital increase. For details, please refer to the announcements of the Company dated 23 February 2026 and 11 March 2026, and the circular of the Company dated 24 February 2026.

On 18 March 2026, the completion of the 2025 Equity Acquisition took place. Upon completion, Deqing Moganshan Ruijing Real Estate Co., Ltd. (德清莫干山瑞璟置業有限公司) has become an indirect wholly owned subsidiary of the Company and its financial results will be consolidated into the consolidated financial statements of the Company. For details of the 2025 Equity Acquisition, please refer to the announcements of the Company dated 31 July 2025, 10 October 2025 and 18 March 2026.

Save as disclosed herein, there are no significant events of the Group subsequent to 31 December 2025 and up to the date of this announcement.

## **EMPLOYEE AND REMUNERATION POLICY**

As at 31 December 2025, the total number of in-service employees of the Group was 2,469 (as at 31 December 2024: 2,465), comprising 1,152 male employees and 1,317 female employees (representing 46.7% and 53.3% respectively). During the year of 2025, the total cost paid by the Group to its employees amounted to RMB258.0 million.

In 2025, the Group continued to deepen the outcomes of its organisational transformation, further refining its flat management structure and project-based operating model. By reducing management layers and shortening decision-making chains, the Group significantly enhanced its organisational responsiveness and decision-making efficiency. Through the streamlining of core business processes and the clarification of responsibilities and authority boundaries for each position, internal communication costs were effectively reduced, and team collaboration efficiency was further improved.

Concurrently, the Group advanced the iterative upgrade of its digital management tools, enhancing the functional modules of its intelligent collaboration platform. This enabled the fully online management of process approvals, task allocation, and progress tracking, with process approval efficiency increasing by 15% compared to the previous year. The in-depth application of digital tools injected new momentum into the organisation's efforts to improve quality and increase efficiency, while also providing employees with a more convenient working and collaborative environment, thereby supporting the rapid expansion of the Group's business.

The Group's remuneration system is designed around the core principle of "external equity, internal equity, and individual equity." It comprehensively considers key factors such as local salary levels, industry remuneration trends, economic inflation, the Company's operational performance, and individual employee performance to construct a scientific and reasonable salary structure.

We are committed to providing employees with competitive salary packages that are commensurate with market levels, ensuring we maintain an advantage in the competition for talent. In accordance with current Chinese laws and regulations, the Group provides comprehensive social insurance coverage for its employees in Mainland China, including medical, work-related injury, pension, maternity, and unemployment insurance, as well as a housing provident fund, safeguarding employee rights and interests in all aspects. Additionally, the Group has established incentive mechanisms such as annual performance bonuses and special awards to fully mobilise employees' work enthusiasm and creativity.

The Board conducts systematic reviews of the remuneration policy on a regular basis, dynamically adjusting salary levels and structures in light of changes in the market environment, industry remuneration trends, and the Company's business development strategy, thereby ensuring the policy's scientific basis and competitiveness.

In 2025, the Group strictly implemented its performance management system, establishing a full-cycle performance appraisal system covering "monthly, quarterly, and annual" periods to comprehensively evaluate employee work performance. The results of these appraisals are directly linked to matters such as employee salary adjustments, position promotions, and annual awards and commendations. Through this comprehensive performance management system, the Group achieved a two-way drive, aligning individual employee development with the Company's performance growth.

## **USE OF PROCEEDS FROM THE GLOBAL OFFERING**

The shares of the Company have been listed on the Main Board of the Stock Exchange since 15 July 2021 (the "**Listing Date**"). The net proceeds amounted to HK\$763.5 million. Reference is made to the announcements of the Company dated 16 December 2022, 22 March 2023, 14 January 2025, 28 March 2025, 31 July 2025 and 10 October 2025 (the "**Announcements**"). The prospectus (the "**Prospectus**") of the Company dated 29 June 2021 originally indicated that approximately 65.0% of the net proceeds would be used for the expansion of business scale and increase in market share through multiple channels, and the net proceeds that would be applied for this purpose amounted to approximately HK\$496.0 million. The unutilised portion of the net proceeds originally intended for such purpose in the amount of HK\$426.6 million was not required for immediate use by the Group at that moment.

## Entering into the Loan Agreement and Supplemental Loan Agreement

On 16 December 2022, Shanghai Xuquan Trading Co., Ltd. (上海栩全商貿有限公司), an indirect wholly-owned subsidiary of the Company (the “**Lender**” or “**Shanghai Xuquan**” and as the lender), entered into a loan agreement (the “**Loan Agreement**”) with Hangzhou Ruiyang, a business partner of the Company and an independent third party (the “**Borrower**” and as the borrower). Pursuant to the Loan Agreement, the Lender has agreed to advance to the Borrower a loan in the principal amount of up to RMB315 million, secured by the Charged Assets (defined as below). The loans to be provided to the Borrower by the Lender will be financed by the net proceeds not utilised by the Company since 2021. Having considered the commercial benefits to the Group in deploying the unutilised net proceeds as a loan secured by the Charged Assets (the “**Charged Assets**”), which comprise car parking spaces, located at Dexin Airport City, Xiaoshan District, Hangzhou City, Zhejiang Province, the PRC, this allows the Group to improve the efficiency and the effectiveness of the Group’s temporarily idle funds with better investment returns. As at 31 December 2024, the Borrower had repaid the principal amount of approximately RMB55,488,000 in cash under the Loan Agreement; and the outstanding principal amount of RMB259,512,000 (the “**Outstanding Loan**”) and the outstanding interests of approximately RMB8,903,000 (the “**Outstanding Interest**”) accrued during the last two quarters under the Loan Agreement remained overdue by the Borrower. Pursuant to the terms of the Loan Agreement, in the event the Borrower defaults in repaying any amount due and payable under the Loan Agreement, the Lender shall be entitled to exercise its rights to realise all or any part of the Charged Assets. As the Borrower has failed to perform its repayment obligations on time in accordance with the Loan Agreement, the Lender has enforced its rights to realise 1,400 car parking spaces under the Charged Assets. On 28 March 2025, the Lender and the Borrower entered into the Supplemental Agreement to the Loan Agreement. Pursuant to the Supplemental Agreement, the Company has agreed to acquire the rights-of-use of Additional Assets, and such Additional Assets shall be applied to offset the remaining Outstanding Loan on a dollar-for-dollar basis. The acquisition of the rights-of-use of Additional Assets constitutes a notifiable transaction under the Listing Rules. For details, please refer to the announcement of the Company dated 28 March 2025.

## 2025 Equity Acquisition

As disclosed in the 2024 annual report of the Company, as at 31 December 2024, the net proceeds from the Global Offering which were and remained unutilised were approximately HK\$138.0 million (the “**Unutilised Net Proceeds**”), among which, (i) approximately HK\$82.4 million (the “**Intended Application**”) was expected to expand our business scale and improve market share through multiple channels, and (ii) approximately HK\$55.6 million was expected to invest in information technologies and our internal management system(s) to improve service quality and customer experience. The Directors consider that the 2025 Equity Acquisition represents a unique opportunity for the Group to expand its business scale and diversify into new and more profitable business areas, which is in line with the Intended Application. The Directors have also considered that the 2025 Equity Acquisition represents an opportunity for the Company to increase its brand recognition in the locations where the principal asset (Moganshan Yungu Dexin New Century Mingting Hotel) is situated, strengthen the Group’s relationship with its customers, enhance the management efficiency and achieve synergy with the Group’s property services business, all of which are also consistent with the Intended Application. Therefore, the Directors are of the view that the 2025 Equity Acquisition fits within the stated Intended Application, namely, to expand the Group’s business scale and increase market share through multiple channels. Considering the above, the 2025 Equity Acquisition will be partly funded by the above-mentioned HK\$82.4 million (equivalent to approximately RMB75.0 million) of the Unutilised Net Proceeds and the remaining balance of the consideration of the 2025 Equity Acquisition (equivalent to approximately RMB3.0 million) will be partly funded by the internal resources of the Company.

For further information, please refer to the announcements of the Company dated 16 December 2022, 22 March 2023, 14 January 2025, 28 March 2025, 31 July 2025 and 10 October 2025.

The table below sets out the allocation of the net proceeds before the Announcements, the changes in use and the revised position after the changes in use:

Usages	Planned use of net proceeds as disclosed in the Prospectus <i>HKD</i> <i>million</i>	Revised allocation of unutilised net proceeds at 16 December 2022 <i>HKD</i> <i>million</i>	Unutilised net proceeds at 1 January 2025 <i>HKD</i> <i>million</i>	Utilised net proceeds during the Reporting Period <i>HKD</i> <i>million</i>	Unutilised net proceed as at 31 December 2025 <i>HKD</i> <i>million</i>	Expected timetable of the proceeds to be utilised <sup>(Note 1)</sup>
1. Expand our business scale and improve market share through multiple channels	496.0	83.7	82.4	82.4 <sup>(Note 2)</sup>	0.0	Nil
2. Diversify and expand our service offerings	76.4	7.1	0.0	0.0	0.0	Nil
3. Invest in information technologies and our internal management system(s) to improve service quality and customer experience	76.4	70.2	55.6	1.3	54.3	By June 2026
4. Improve human resource management and enhance corporate culture	38.3	12.7	0.0	0.0	0.0	Nil
5. Working capital and other general corporate purposes	76.4	7.5	0.0	0.0	0.0	Nil
6. Provide loans to borrowers	N/A	342.9	0.0	0.0	0.0	Nil
	<u>763.5</u>	<u>524.1</u>	<u>138.0</u>	<u>83.7</u>	<u>54.3</u>	

*Notes:*

- (1) The expected timeline for utilising the unutilised funds is based on the best estimation of the future market conditions made by the Group. It may be subject to change based on the current and future development of market conditions.
- (2) Such fund was applied to the 2025 Equity Acquisition. For details, please refer to the announcements of the Company dated 31 July 2025 and 10 October 2025.

## **OTHER INFORMATION**

### **FINAL DIVIDEND**

The Board does not recommend the distribution of a final dividend for the year ended 31 December 2025 (2024: Nil).

### **ANNUAL GENERAL MEETING**

The forthcoming 2025 annual general meeting (“AGM”) of the Company will be held on Friday, 29 May 2026 and its notice and all other relevant documents will be published and despatched to the Shareholders in April 2026.

### **CLOSURE OF REGISTER OF MEMBERS**

The register of members of the Company will be closed from Tuesday, 26 May 2026 to Friday, 29 May 2026, both days inclusive, during which period no transfer of Shares will be effected, in order to determine the identity of the Shareholders who are entitled to attend and vote at the AGM. The record date for determining the entitlement of the Shareholders to attend and vote at the AGM is Friday, 29 May 2026. All transfers of Shares accompanied by the relevant Share certificates and transfer forms must be lodged with the Company’s branch share registrar in Hong Kong, Computershare Hong Kong Investor Services Limited, at Shops 1712–1716, 17th Floor, Hopewell Centre, 183 Queen’s Road East, Wanchai, Hong Kong no later than 4:30 p.m. on Friday, 22 May 2026.

## PURCHASE, REDEMPTION OR SALES OF LISTED SECURITIES OF THE COMPANY

During the year ended 31 December 2025, the Company repurchased a total of 270,000 Shares on the Stock Exchange at an aggregate consideration of HK\$205,200. As at the date of this announcement, 35,588,000 repurchased shares of the Company remain to be cancelled but have not yet been cancelled.

Trading Month	Number of Shares Repurchased	Highest Price Per Share Paid <i>HK\$</i>	Lowest Price Per Share Paid <i>HK\$</i>	Total Consideration Paid <i>HK\$</i>
June	<u>270,000</u>	0.76	0.76	<u>205,200</u>
Total	<u><u>270,000</u></u>			<u><u>205,200</u></u>

Save as disclosed above, during the Reporting Period, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities (including sale of treasury shares (note 1), if any). As at 31 December 2025, the Company did not hold any treasury shares (note 1).

## COMPLIANCE WITH THE CODE ON CORPORATE GOVERNANCE PRACTICES

The Group is committed to maintaining and strengthening high standards of corporate governance by focusing on principles of integrity, accountability, transparency, independence, responsibility and fairness, in order to safeguard and protect the interests of its shareholders and to enhance corporate value and accountability system. The Company has adopted the principles and code provisions of the Corporate Governance Code ("CG Code") as contained in Appendix C1 to the Listing Rules as the basis of the Company's corporate governance practices, and the CG Code has been applicable to the Company since the Listing Date.

For the year ended 31 December 2025, the Company has complied with all the applicable code provisions set out in the Corporate Governance Code. The Board will continue to review and monitor the practices of the Company for the purpose of complying with the Code and maintaining a high standard of corporate governance practices of the Company.

*Note 1: As defined under the Listing Rules*

## **MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS**

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) as set out in Appendix C3 to the Listing Rules as its code of conduct regarding Directors’ securities transactions. All Directors have confirmed, following a specific enquiry by the Company, that they have complied with the Model Code for the year ended 31 December 2025.

The Model Code is also applicable to relevant employees who may have unpublished inside information about the Company in relation to their dealings in the Company’s securities. To the best knowledge of the Company, there were no incidents of non-compliance with the Model Code by the Directors and relevant employees of the Company during the Reporting Period.

## **REVIEW OF THE ANNUAL RESULT BY AUDIT COMMITTEE**

As at the date of this announcement, the Audit Committee comprised three independent non-executive Directors, namely Mr. Rui Meng, Dr. Wong Wing Kuen Albert and Mr. Yang Xi. The Audit Committee had reviewed together with the management of the Company the accounting principles and policies adopted by the Group, discussed internal controls and financial reporting matters, including a review of the condensed consolidated annual results of the Group, for the Reporting Period, and confirmed that it has complied with all applicable accounting principles, standards and requirements and made full disclosure. There were no disagreements from the Company’s auditor or the Audit Committee in respect of the accounting policies adopted by the Company.

## **SCOPE OF WORK OF AUDITOR**

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 Company’s auditor, Zhonghui Anda CPA Limited (“**Zhonghui Anda**”), to the amounts set out in the Group’s consolidated financial statements for the year. The work performed by Zhonghui Anda 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 Zhonghui Anda on this announcement.

## **PUBLICATION OF ANNUAL RESULTS ANNOUNCEMENT AND ANNUAL REPORT**

This annual result announcement for the year is published on the website of the Hong Kong Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company's website ([www.dexinfuwu.com](http://www.dexinfuwu.com)). The annual report of the Company for the Reporting Period containing all the relevant information required under the Listing Rules will be despatched to the shareholders of the Company and published on the aforesaid websites in due course.

By order of the Board  
**Dexin Services Group Limited**  
**Hu Yiping**  
*Chairman and executive Director*

Hangzhou, the PRC, 30 March 2026

*As at the date of this announcement, the Board of Directors of the Company comprises Mr. Hu Yiping, Mr. Tang Junjie and Ms. Zheng Peng as executive Directors; and Dr. Wong Wing Kuen Albert, Mr. Rui Meng and Mr. Yang Xi as independent non-executive Directors.*