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RIVERINE CHINA HOLDINGS LIMITED

浦江中國控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 1417)

ANNOUNCEMENT OF ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2025

RESULTS

The Board is pleased to announce the consolidated results of Riverine China Holdings Limited and its subsidiaries for the year ended 31 December 2025 together with the comparative figures for the year ended 31 December 2024 as follows:

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

Year ended 31 December 2025

	<i>Notes</i>	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
REVENUE	4	1,077,344	966,816
Cost of services provided	6	(945,001)	(851,554)
Gross profit		132,343	115,262
Other income and gains	5	20,494	11,070
Selling and distribution expenses		(36,436)	(38,443)
Administrative expenses		(82,802)	(107,560)
Changes in fair value of investment properties		(41,570)	(12,430)
Interest expenses	7	(17,173)	(16,117)
Impairment of trade receivables and other receivables		(12,266)	(11,759)
Share of profits and losses of:			
Joint ventures		4,282	1,645
Associates		14,296	13,818
LOSS BEFORE TAX	6	(18,832)	(44,514)
Income tax credit/(expense)	8	2,665	(5,633)
LOSS FOR THE YEAR		(16,167)	(50,147)

	<i>Notes</i>	2025 RMB'000	2024 RMB'000
Attributable to:			
Shareholders of the Company		(24,962)	(50,342)
Non-controlling interests		<u>8,795</u>	<u>195</u>
		<u>(16,167)</u>	<u>(50,147)</u>
LOSS PER SHARE ATTRIBUTABLE TO SHAREHOLDERS OF THE PARENT			
Basic and diluted (RMB)	9	<u>(0.06)</u>	<u>(0.13)</u>

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

31 December 2025

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
LOSS FOR THE YEAR	<u>(16,167)</u>	<u>(50,147)</u>
OTHER COMPREHENSIVE LOSS		
Other comprehensive income/(loss) that may be reclassified to profit or loss in subsequent periods:		
Translation differences on the financial statements using different presentation currency	530	(1,498)
Net other comprehensive income/(loss) that may be reclassified to profit or loss in subsequent periods	530	(1,498)
Other comprehensive (loss)/income that will not be reclassified to profit or loss in subsequent periods:		
Changes in fair value of equity investments designated at fair value through other comprehensive income	(1,030)	186
Translation differences on the financial statements using different presentation currency	(1,005)	1,048
Net other comprehensive (loss)/income that will not be reclassified to profit or loss in subsequent periods	<u>(2,035)</u>	<u>1,234</u>
OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE YEAR, NET OF INCOME TAX	<u>(2,035)</u>	<u>1,234</u>
TOTAL COMPREHENSIVE LOSS FOR THE YEAR	<u>(17,672)</u>	<u>(50,411)</u>
Attributable to:		
Shareholders of the Company	(26,467)	(50,606)
Non-controlling interests	<u>8,795</u>	<u>195</u>
	<u>(17,672)</u>	<u>(50,411)</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 December 2025

	<i>Notes</i>	2025 RMB'000	2024 RMB'000
NON-CURRENT ASSETS			
Property, plant and equipment	<i>10</i>	52,559	60,962
Investment properties		59,000	100,000
Right-of-use assets		27,096	35,516
Goodwill	<i>11</i>	12,771	12,771
Other intangible assets	<i>12</i>	3,705	5,837
Finance lease receivables		11,243	8,175
Investments in joint ventures		27,030	27,089
Investments in associates		113,085	103,927
Equity investments designated at fair value through other comprehensive income		1,006	2,036
Deferred tax assets		22,910	19,345
Other non-current assets		13,614	9,940
Total non-current assets		344,019	385,598
CURRENT ASSETS			
Inventories		2,839	260
Trade receivables	<i>13</i>	294,265	253,258
Finance lease receivables		1,459	815
Prepayments and other receivables		171,352	122,634
Financial assets at fair value through profit or loss		500	—
Restricted bank balances		15,632	20,701
Cash and cash equivalents		175,909	153,582
Total current assets		661,956	551,250
CURRENT LIABILITIES			
Trade payables	<i>14</i>	147,475	132,857
Other payables and accruals		194,803	151,075
Income tax payables		14,365	16,171
Bank and other borrowings		278,358	210,744
Lease liabilities		16,048	20,695
Total current liabilities		651,049	531,542

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
NET CURRENT ASSETS	10,907	19,708
TOTAL ASSETS LESS CURRENT LIABILITIES	354,926	405,306
NON-CURRENT LIABILITIES		
Bank and other borrowings	31,505	46,636
Lease liabilities	122,909	137,502
Deferred tax liabilities	—	350
Total non-current liabilities	154,414	184,488
Net assets	200,512	220,818
EQUITY		
Equity attributable to shareholders of the Company		
Issued capital	3,391	3,391
Reserves	122,593	148,895
	125,984	152,286
Non-controlling interests	74,528	68,532
Total equity	200,512	220,818

NOTES TO FINANCIAL STATEMENTS

31 December 2025

1. CORPORATE AND GROUP INFORMATION

Riverine China Holdings Limited (the “**Company**”) is an exempted company with limited liability incorporated in the Cayman Islands under the Companies Law of the Cayman Islands and the shares of which are listed on the main board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”). The registered office address of the Company is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands, and the principal place of business is located at 14th Floor, Jiushi Tower, 28 South Zhongshan Road, Shanghai, the People’s Republic of China (the “**PRC**”).

The Company and its subsidiaries (collectively referred to as the “**Group**”) are principally engaged in the business of property management services, urban sanitary services, catering services, sublease services and other services in the PRC.

In the opinion of the Company’s directors, the immediate holding company of the Company is Partner Summit Holdings Limited (the “**Parent**”) and the ultimate holding company of the Company is Vital Kingdom Investments Limited (the “**Ultimate parent**”), which was established in the British Virgin Islands (“**BVI**”). The ultimate controlling shareholders of the Company are Mr. Xiao Xing Tao, Mr. Fu Qi Chang and Mr. Chen Yao (together the “**Controlling Shareholders**”).

2. ACCOUNTING POLICIES

2.1 BASIS OF PREPARATION

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

Basis of consolidation

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

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

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

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

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

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

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

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The Group has adopted amendments to HKAS 21 *Lack of Exchangeability* for the first time for the current year's financial statements. The application of these amendments has had no material impact on the Group's results and financial position.

2.3 ISSUED BUT NOT YET EFFECTIVE HKFRS ACCOUNTING STANDARDS

The Group has not applied the following new and amended HKFRS Accounting Standards, that have been issued but are not yet effective, in these financial statements.

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

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

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

³ No mandatory effective date yet determined but available for adoption

The Group intends to apply these new and amended HKFRS Accounting Standards, if applicable, when they become effective.

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

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

- (b) HKFRS 19 allows eligible entities to elect to apply reduced disclosure requirements while still applying the recognition, measurement and presentation requirements in other HKFRS Accounting Standards. To be eligible, at the end of the reporting period, an entity must be a subsidiary as defined in HKFRS 10 *Consolidated Financial Statements*, cannot have public accountability and must have a parent (ultimate or intermediate) that prepares consolidated financial statements available for public use which comply with HKFRS Accounting Standards or IFRS Accounting Standards. HKFRS 19 was amended in April 2025 to include IFRS Accounting Standards in the eligibility criteria for applying the standard. The standard was further amended in October 2025 to (i) remove disclosure objectives from HKFRS 19; (ii) reduce the disclosure requirements relating to supplier finance arrangements and a specific class of financial liabilities; and (iii) replace disclosure requirements relating to management-defined performance measures with a cross-reference to HKFRS 18 for entities that use these measures. Earlier application is permitted. As the Company is a listed company, it is not eligible to elect to apply HKFRS 19 and its amendments. Some of the Company's subsidiaries are considering the application of HKFRS 19 and its amendments in their specified financial statements.
- (c) Amendments to HKFRS 9 and HKFRS 7 *Amendments to the Classification and Measurement of Financial Instruments* clarify the date on which a financial asset or financial liability is derecognised and introduce an accounting policy option to derecognise a financial liability that is settled through an electronic payment system before the settlement date if specified criteria are met. The amendments clarify how to assess the contractual cash flow characteristics of financial assets with environmental, social and governance and other similar contingent features. Moreover, the amendments clarify the requirements for classifying financial assets with non-recourse features and contractually linked instruments. The amendments also include additional disclosures for investments in equity instruments designated at fair value through other comprehensive income and financial instruments with contingent features. The amendments shall be applied retrospectively with an adjustment to opening retained profits (or other component of equity) at the initial application date. Prior periods are not required to be restated and can only be restated without the use of hindsight. Earlier application of either all the amendments at the same time or only the amendments related to the classification of financial assets is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.

- (d) Amendments to HKFRS 10 and HKAS 28 address an inconsistency between the requirements in HKFRS 10 and in HKAS 28 in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The amendments require a full recognition of a gain or loss resulting from a downstream transaction when the sale or contribution of assets constitutes a business. For a transaction involving assets that do not constitute a business, a gain or loss resulting from the transaction is recognised in the investor's profit or loss only to the extent of the unrelated investor's interest in that associate or joint venture. The amendments are to be applied prospectively. The previous mandatory effective date of amendments to HKFRS 10 and HKAS 28 was removed by the HKICPA. However, the amendments are available for adoption now.
- (e) *Annual Improvements to HKFRS Accounting Standards — Volume 11* set out amendments to HKFRS 1, HKFRS 7 (and the accompanying *Guidance on implementing HKFRS 7*), HKFRS 9, HKFRS 10 and HKAS 7. Details of the amendments that are expected to be applicable to the Group are as follows:
- *HKFRS 7 Financial Instruments: Disclosures*: The amendments have updated certain wording in paragraph B38 of HKFRS 7 and paragraphs IG1, IG14 and IG20B of the *Guidance on implementing HKFRS 7* for the purpose of simplification or achieving consistency with other paragraphs in the standard and/or with the concepts and terminology used in other standards. However, the amendments do not address how a lessee distinguishes between a lease modification as defined in HKFRS 16 and an extinguishment of a lease liability in accordance with HKFRS 9. In addition, the amendments clarify that the *Guidance on implementing HKFRS 7* does not necessarily illustrate all the requirements in the referenced paragraphs of HKFRS 7 nor does it create additional requirements. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.

- **HKFRS 9 *Financial Instruments*:** The amendments clarify that when a lessee has determined that a lease liability has been extinguished in accordance with HKFRS 9, the lessee is required to apply paragraph 3.3.3 of HKFRS 9 and recognise any resulting gain or loss in profit or loss. However, the amendments do not address how a lessee distinguishes between a lease modification as defined in HKFRS 16 and an extinguishment of a lease liability in accordance with HKFRS 9. In addition, the amendments have updated certain wording in paragraph 5.1.3 of HKFRS 9 and Appendix A of HKFRS 9 to remove potential confusion. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.
- **HKFRS 10 *Consolidated Financial Statements*:** The amendments clarify that the relationship described in paragraph B74 of HKFRS 10 is just one example of various relationships that might exist between the investor and other parties acting as de facto agents of the investor, which removes the inconsistency with the requirement in paragraph B73 of HKFRS 10. Earlier application is permitted. The amendments are not expected to have any significant impact on the Group's financial statements.
- **HKAS 7 *Statement of Cash Flows*:** The amendments replace the term "cost method" with "at cost" in paragraph 37 of HKAS 7 following the prior deletion of the definition of "cost method". Earlier application is permitted. The amendments are not expected to have any impact on the Group's financial statements.

3. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their services and has five reportable operating segments as follows:

- (a) Property management services;
- (b) Urban sanitary services;
- (c) Catering services;
- (d) Sublease services from investment properties; and
- (e) Other.

The sublease services from investment properties segment invests in prime commercial space for its rental income potential.

Segment revenue and results

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on reportable segment profit, which is a measure of adjusted profit/loss before tax. The adjusted profit/loss before tax is measured consistently with the Group's profit/loss before tax except that interest income, share of profits and losses of joint ventures and associates, non-lease-related finance costs, other unallocated income and gains as well as corporate and other unallocated expenses are excluded from such measurement.

Year ended 31 December 2025	Property management services RMB'000	Urban sanitary services RMB'000	Catering services RMB'000	Sublease services RMB'000	Other RMB'000	Total RMB'000
Segment revenue (note 4)						
Service provided to external customers	<u>745,894</u>	<u>278,123</u>	<u>24,233</u>	<u>11,231</u>	<u>17,863</u>	<u>1,077,344</u>
Segment results	57,977	32,127	(9,537)	(4,256)	2,423	78,734
<i>Reconciliation:</i>						
Interest income						961
Share of profits and losses of:						
Joint ventures						4,282
Associates						14,296
Other unallocated income and gains						19,533
Corporate and other unallocated expenses						(124,438)
Finance costs (other than interest on lease liabilities)						<u>(12,200)</u>
Loss before tax						<u><u>(18,832)</u></u>
Other segment information						
Impairment of trade receivable and other receivable	13,401	(1,135)	—	—	—	12,266
Depreciation and amortisation	10,213	15,715	6,062	2,133	1,172	35,295

Year ended	Property management services <i>RMB'000</i>	Urban sanitary services <i>RMB'000</i>	Catering services <i>RMB'000</i>	Sublease services <i>RMB'000</i>	Other <i>RMB'000</i>	Total <i>RMB'000</i>
31 December 2024						
Segment revenue (note 4)						
Service provided to external customers	<u>690,707</u>	<u>232,440</u>	<u>20,106</u>	<u>10,831</u>	<u>12,732</u>	<u>966,816</u>
Segment results	57,440	19,726	(9,399)	(8,648)	1,583	60,702
<i>Reconciliation:</i>						
Interest income						1,786
Share of profits and losses of:						
Joint ventures						1,645
Associates						13,818
Other unallocated income and gains						9,284
Corporate and other unallocated expenses						(123,326)
Finance costs (other than interest on lease liabilities)						<u>(8,423)</u>
Loss before tax						<u>(44,514)</u>
Other segment information						
Impairment losses of non-current assets	—	15,746	6,341	—	—	22,087
Impairment of trade receivable and other receivable	12,487	(728)	—	—	—	11,759
Depreciation and amortisation	7,336	16,745	7,375	4,068	—	35,524

Segment assets and liabilities

Segment assets and liabilities is not disclosed as it is not regularly reviewed by the chief operating decision-maker.

Geographical information

Since all of the Group's revenue was generated from its operations in Mainland China and all of the Group's non-current assets were located in Mainland China, the geographical information of revenue and non-current assets as required under HKFRS 8 *Operating Segments* is not presented.

Information about major customers

During each of the years ended 31 December 2025 and 2024, no single customer contributed 10% or more of the total revenue of the Group.

4. REVENUE

An analysis of revenue is as follows:

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
<i>Revenue from contracts with customers</i>	1,066,113	955,985
<i>Revenue from other sources</i>		
Gross rental income from sublease services from investment properties	<u>11,231</u>	<u>10,831</u>
	<u>1,077,344</u>	<u>966,816</u>

Revenue from contracts with customers

(a) *Disaggregated revenue information*

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Types of services		
Property management services income on the lump sum basis	745,216	689,313
Property management services income on the fixed remuneration basis	678	1,394
Urban sanitary services income	278,123	232,440
Catering services income	24,233	20,106
Other	17,863	12,732
	<u>1,066,113</u>	<u>955,985</u>

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Timing of revenue recognition		
Services transferred over time		
Property management services income	745,894	690,707
Urban sanitary services income	278,123	232,440
Other	17,863	12,732
	<u>1,041,880</u>	<u>935,879</u>
At a point in time		
Catering services income	24,233	20,106
	<u>1,066,113</u>	<u>955,985</u>

Geographical markets

Revenue of the Group for each of the years ended 31 December 2025 and 2024 were all generated in the Chinese mainland.

The following table shows the amount of revenue recognised in the current reporting period that was included in the contract liabilities at the beginning of the reporting period and recognised from performance obligations satisfied in previous periods:

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Revenue recognised that was included in contract liabilities at the beginning of the reporting period:		
Provision of property management services	19,042	12,200

(b) Performance obligation

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

Property management services and urban sanitary services

The performance obligation is satisfied over time as services are rendered. Management service contracts are for periods of one to eight years and are billed based on the time incurred.

The amounts of transaction prices allocated to the remaining performance obligations (unsatisfied or partially unsatisfied) as at 31 December are as follows:

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Amounts expected to be recognised as revenue:		
Within one year	668,840	771,776
After one year	644,711	598,591
	1,313,551	1,370,367

The amounts of transaction prices allocated to the remaining performance obligations which are expected to be recognised as revenue after one year relate to property management services and urban sanitary services, of which the performance obligations are to be satisfied within eight years. All the other amounts of transaction prices allocated to the remaining performance obligations are expected to be recognised as revenue within one year. The amounts disclosed above do not include variable consideration which is constrained.

5. OTHER INCOME AND GAINS

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Other income		
Interest income	961	1,786
Government grants*	5,086	6,233
Interest income of finance lease receivables	509	422
Others	1,452	2,629
	<u>8,008</u>	<u>11,070</u>
Gains		
Gain on debt relief	1,500	—
Gain on rent concessions from lessor	10,986	—
	<u>12,486</u>	<u>—</u>
Total	<u><u>20,494</u></u>	<u><u>11,070</u></u>

* Government grants include various subsidies received by the Group from the relevant government bodies. There are no unfulfilled conditions or contingencies relating to these grants.

6. LOSS BEFORE TAX

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

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Cost of services provided	945,001	851,554
Depreciation of property, plant and equipment	20,564	17,251
Depreciation of right-of-use assets	10,962	13,005
Amortisation of other intangible assets*	3,769	5,268
Research and development costs	5,997	4,865
Employee benefit expense (excluding directors' and chief executive's remuneration):		
Wages and salaries	315,037	264,502
Pension scheme contributions	74,638	65,094
Less: amount in cost of services provided	<u>(337,731)</u>	<u>(283,476)</u>
 Total	 <u>51,944</u>	 <u>46,120</u>
 Lease payments not included in the measurement of lease liabilities	 3,658	 1,632
Auditor's remuneration	1,900	1,900
Impairment of trade receivables and other receivables	12,266	11,759
Remeasurement of financial guarantee contracts	(870)	6,870
Loss on disposal of items of property, plant and equipment	3,992	1,235
Fair value loss on investment properties	41,570	12,430
Interest income	(961)	(1,786)
Government grants	(5,086)	(6,233)
Impairment of other intangible assets**	—	2,616
Impairment of goodwill**	—	13,130
Impairment of property, plant and equipment**	—	1,061
Impairment of right of use**	—	5,280

* The amortisation of other intangible assets for the year is included in "Administrative expenses" in the consolidated statement of profit or loss.

** The impairments of other intangible assets, property, plant and equipment, right-of-use assets and goodwill are included in "Administrative expenses" in the consolidated statement of profit or loss.

7. INTEREST EXPENSES

An analysis of interest expenses is as follows:

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Interest expenses on bank loans and other borrowings	12,200	8,423
Interest on lease liabilities	<u>4,973</u>	<u>7,694</u>
 Total	 <u>17,173</u>	 <u>16,117</u>

8. INCOME TAX

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Current — Chinese mainland		
Charge for the year	3,804	8,138
Over provision in prior years	(2,554)	(1,124)
Deferred tax	<u>(3,915)</u>	<u>(1,381)</u>
Total tax (credit)/charge for the year	<u><u>(2,665)</u></u>	<u><u>5,633</u></u>

Notes:

- (a) The Group is subject to income tax on an entity basis on profits arising in or derived from the tax jurisdictions in which members of the Group are domiciled and operate. The Group and the Company are not liable for income tax in Hong Kong as they did not have assessable income sourced from Hong Kong during the year.

The Company is a tax-exempted company incorporated in the Cayman Islands.

Except for certain subsidiaries in the PRC are qualified as Small Low-profit Enterprises and thus are entitled to a preferential income tax rate of 5%, PRC income tax has been provided at the applicable income tax rate of 25% (2024: 25%) on the assessable profits of the PRC subsidiaries.

- (b) A reconciliation of the tax expense applicable to profit before tax at the statutory rate for the jurisdiction in which the Company and the majority of its subsidiaries are domiciled and/or operate to the tax expense at the effective tax rates is as follows:

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Loss before tax	<u><u>(18,832)</u></u>	<u><u>(44,514)</u></u>
Tax at the statutory tax rate of 25%	(4,708)	(11,129)
Lower tax rates enacted by local authorities	(2,405)	(306)
Tax losses utilised from previous periods	(307)	(2,619)
Profits and losses attributable to joint ventures and associates (<i>note (a)</i>)	(4,645)	(3,866)
Adjustment in respect of current tax of previous periods	(2,554)	(1,124)
Expenses not deductible for tax	1,118	1,609
Tax losses and temporary differences not recognised	<u>10,836</u>	<u>23,068</u>
Tax (credit)/charge at the Group's effective rate	<u><u>(2,665)</u></u>	<u><u>5,633</u></u>

- (c) The share of tax attributable to joint ventures and associates amounting to RMB5,806,000, for the year ended 31 December 2025 (2024: RMB5,754,000) is included in “Share of profits and losses of joint ventures and associates” in the consolidated statement of profit or loss.

9. LOSS PER SHARE ATTRIBUTABLE TO SHAREHOLDERS OF THE COMPANY

The calculation of the basic loss per share amount for the year ended 31 December 2025 is based on the loss for the year attributable to shareholders of the Company of RMB24,962,000 (2024: RMB50,342,000), and the weighted average number of ordinary shares of 396,782,000 (2024: 396,782,000) outstanding during the year, after taking into the effect of shares held for the share award scheme.

No adjustment has been made to the basic loss per share amounts presented for each of the years ended 31 December 2025 and 2024 in respect of a dilution as the Group had no potential ordinary shares in issue during these years.

10. PROPERTY, PLANT AND EQUIPMENT

	Leasehold improvements RMB'000	Plant and machinery RMB'000	Furniture and fixtures RMB'000	Motor vehicles RMB'000	Construction in progress RMB'000	Total RMB'000
31 December 2025						
At 1 January 2025:						
Cost	32,659	18,366	4,772	90,976	—	146,773
Accumulated depreciation	(10,725)	(10,972)	(2,423)	(61,691)	—	(85,811)
Net carrying amount	<u>21,934</u>	<u>7,394</u>	<u>2,349</u>	<u>29,285</u>	<u>—</u>	<u>60,962</u>
At 1 January 2025, net of accumulated depreciation	21,934	7,394	2,349	29,285	—	60,962
Additions	7,382	911	3,885	4,838	—	17,016
Disposals	(3,974)	(7)	(13)	(861)	—	(4,855)
Depreciation provided during the year	(7,488)	(1,391)	(1,493)	(10,192)	—	(20,564)
At 31 December 2025, net of accumulated depreciation	<u>17,854</u>	<u>6,907</u>	<u>4,728</u>	<u>23,070</u>	<u>—</u>	<u>52,559</u>
At 31 December 2025:						
Cost	37,291	19,056	8,342	88,312	—	153,001
Accumulated depreciation and impairment	(19,437)	(12,149)	(3,614)	(65,242)	—	(100,442)
Net carrying amount	<u>17,854</u>	<u>6,907</u>	<u>4,728</u>	<u>23,070</u>	<u>—</u>	<u>52,559</u>

	Leasehold improvements RMB'000	Plant and machinery RMB'000	Furniture and fixtures RMB'000	Motor vehicles RMB'000	Construction in progress RMB'000	Total RMB'000
31 December 2024						
At 1 January 2024:						
Cost	9,280	14,673	4,797	89,681	10,120	128,551
Accumulated depreciation	(4,892)	(9,720)	(2,256)	(57,468)	—	(74,336)
Net carrying amount	<u>4,388</u>	<u>4,953</u>	<u>2,541</u>	<u>32,213</u>	<u>10,120</u>	<u>54,215</u>
At 1 January 2024, net of						
accumulated depreciation	4,388	4,953	2,541	32,213	10,120	54,215
Additions	5,031	370	349	8,305	12,368	26,423
Disposals	—	(84)	(50)	(1,230)	—	(1,364)
Depreciation provided during the year	(4,986)	(1,797)	(465)	(10,003)	—	(17,251)
Impairment	(847)	(188)	(26)	—	—	(1,061)
Transfer	18,348	4,140	—	—	(22,488)	—
At 31 December 2024, net of accumulated depreciation	<u>21,934</u>	<u>7,394</u>	<u>2,349</u>	<u>29,285</u>	<u>—</u>	<u>60,962</u>
At 31 December 2024:						
Cost	32,659	18,366	4,772	90,976	—	146,773
Accumulated depreciation and impairment	(10,725)	(10,972)	(2,423)	(61,691)	—	(85,811)
Net carrying amount	<u>21,934</u>	<u>7,394</u>	<u>2,349</u>	<u>29,285</u>	<u>—</u>	<u>60,962</u>

At 31 December 2025, certain of the Group's motor vehicles with a net carrying amount of approximately RMB11,784,000 (2024: RMB13,840,000) were pledged to secure certain of the other borrowings.

11. GOODWILL

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
At 1 January:		
Cost	25,901	25,901
Accumulated impairment	<u>(13,130)</u>	<u>—</u>
Net carrying amount	<u>12,771</u>	<u>25,901</u>
Cost at 1 January, net of accumulated impairment	12,771	25,901
Impairment during the year	<u>—</u>	<u>(13,130)</u>
At 31 December	<u><u>12,771</u></u>	<u><u>12,771</u></u>
At 31 December:		
Cost	25,901	25,901
Accumulated impairment	<u>(13,130)</u>	<u>(13,130)</u>
Net carrying amount	<u><u>12,771</u></u>	<u><u>12,771</u></u>

The recoverable amount of Hong Xin Environmental Group Co., Ltd. (“**Hong Xin CGU**”) has been determined based on a value in use calculation using cash flow projections based on financial budgets covering a five-year period approved by senior management.

12. OTHER INTANGIBLE ASSETS

	Customer relationship <i>RMB'000</i>	Software <i>RMB'000</i>	Total <i>RMB'000</i>
31 December 2025			
Cost at 1 January 2025, net of accumulated amortisation	1,400	4,437	5,837
Additions	—	1,637	1,637
Amortisation provided during the year (<i>note 5</i>)	<u>(1,400)</u>	<u>(2,369)</u>	<u>(3,769)</u>
At 31 December 2025	<u><u>—</u></u>	<u><u>3,705</u></u>	<u><u>3,705</u></u>
At 31 December 2025:			
Cost	54,000	16,427	70,427
Accumulated amortisation	(25,884)	(12,722)	(38,606)
Impairment	<u>(28,116)</u>	<u>—</u>	<u>(28,116)</u>
Net carrying amount	<u><u>—</u></u>	<u><u>3,705</u></u>	<u><u>3,705</u></u>

	Customer relationship <i>RMB'000</i>	Software <i>RMB'000</i>	Total <i>RMB'000</i>
31 December 2024			
Cost at 1 January 2024, net of accumulated amortisation	5,000	7,311	12,311
Additions	—	1,410	1,410
Impairment	(2,616)	—	(2,616)
Amortisation provided during the year (<i>note 5</i>)	(984)	(4,284)	(5,268)
At 31 December 2024	<u>1,400</u>	<u>4,437</u>	<u>5,837</u>
At 31 December 2024:			
Cost	54,000	14,790	68,790
Accumulated amortisation	(24,484)	(10,353)	(34,837)
Impairment	(28,116)	—	(28,116)
Net carrying amount	<u>1,400</u>	<u>4,437</u>	<u>5,837</u>

In accordance with the Group's accounting policies, each asset or cash generating unit is evaluated annually at the end of the reporting period to determine whether there are any indicators of impairment.

13. TRADE RECEIVABLES

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Trade receivables	317,979	270,746
Impairment	(23,714)	(17,488)
	<u>294,265</u>	<u>253,258</u>

The Group's credit terms with its customers are mainly on credit. The credit period is generally 10 to 60 days, extending up to three months for major customers. The Group seeks to maintain strict control over its outstanding receivables and has a credit control department to minimise credit risk. Overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Trade receivables are non-interest-bearing.

An ageing analysis of the trade receivables as at the end of the reporting period, based on the invoice date and net of loss allowance, is as follows:

	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Within 1 year	278,363	237,040
1 to 2 years	12,721	12,327
2 to 3 years	3,181	3,891
	<u>294,265</u>	<u>253,258</u>

14. TRADE PAYABLES

An ageing analysis of the trade payables as at the end of the reporting periods, based on the invoice date, is as follows:

	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Within 3 months	134,196	126,818
3 to 12 months	6,276	3,017
Over 1 year	7,003	3,022
	<u>147,475</u>	<u>132,857</u>

The trade payables are non-interest-bearing and are normally settled on terms of 5 to 90 days.

15. COMPARATIVE AMOUNTS

Certain comparative amounts have been reclassified to conform to the current year's presentation.

MANAGEMENT DISCUSSION AND ANALYSIS

INDUSTRY OVERVIEW

The urbanization development of the PRC has been gradually accelerating since 1980s with urbanization rate increasing from only 19.4% in 1980 to 67.89% in 2025. As compared with the average urbanization rate of approximately 70% in developed countries, there are further potential for urbanization development in the PRC. Improved urbanization has led to an increased demand for residential and other property projects, resulting in an increased demand for comprehensive urban public services including property management services, sublease services from investment properties and urban sanitary services.

However, amid the global economic downturn, the recovery of post-pandemic economy remained sluggish and also resulted in the reduction of government expenditure. The property management and urban sanitary industry continued to face various risks and challenges.

BUSINESS REVIEW

The Group, through its operating subsidiaries and investments in associates, provides a wide range of comprehensive urban public services, including property management services with value-added services to a variety of properties in the PRC, sublease services from investment properties and urban sanitary services to various areas.

The properties managed by the Group are mainly located in Shanghai and expanded to Beijing, Tianjin, Anhui, Zhejiang, Jiangsu, Shandong, Hubei, Hebei and Shaanxi provinces. The urban sanitary services are mainly performed in Fujian, Sichuan and Xinjiang provinces.

During the Period, the Group through its subsidiaries and investments in associated companies had entered into 721 property management agreements for the provision of various kinds of property management services for the properties in the PRC, representing an increase of approximately 18.4% as compared with the 609 property management agreements in the same period of 2024.

During the Period, approximately 69.3% of total revenue was generated from the provision of property management services, of which approximately 90.6% was attributable to non-residential properties whereas the remaining approximately 9.4% was generated from provision of property management services to residential properties. Also, approximately 25.8% of the Group's total revenue was generated from the provision of urban sanitary services, approximately 2.2% of the Group's total revenue was generated from catering services, approximately 1.0% of the Group's total revenue was generated from sublease services from investment properties, and approximately 1.7% of the Group's total revenue was generated from other service.

The Group's property management services have been and will continue to be strategically focused on high-end non-residential properties in the PRC and the Group's urban sanitary service is an important part of the comprehensive urban public services.

The table below sets forth a breakdown of revenues by type of services provided for the period indicated.

	For the year ended 31 December			
	2025		2024	
	Revenue	% of total	Revenue	% of total
	<i>RMB'000</i>		<i>RMB'000</i>	
Property management services on the lump sum basis	745,216	69.2%	689,313	71.3%
Property management services on the fix remuneration basis	678	0.1%	1,394	0.1%
Urban sanitary services	278,123	25.8%	232,440	24.1%
Catering services	24,233	2.2%	20,106	2.1%
Other service	17,863	1.7%	12,732	1.3%
Sublease services from investment properties	11,231	1.0%	10,831	1.1%
Total	<u>1,077,344</u>	<u>100.0%</u>	<u>966,816</u>	<u>100.0%</u>

The table below sets forth a breakdown of revenues from providing property management services by type of managed properties for the period indicated.

	For the year ended 31 December			
	2025		2024	
	Revenue <i>RMB'000</i>	% of total	Revenue <i>RMB'000</i>	% of total
Commercial establishments & office buildings	378,708	50.8%	377,953	54.7%
Public properties	206,288	27.7%	179,035	25.9%
Residential properties	70,271	9.4%	58,654	8.5%
Others	90,627	12.1%	75,065	10.9%
Total	<u>745,894</u>	<u>100.0%</u>	<u>690,707</u>	<u>100.0%</u>

The table below sets forth a breakdown of revenues from providing urban sanitary services by various areas for the period indicated.

	For the year ended 31 December			
	2025		2024	
	Revenue <i>RMB'000</i>	% of total	Revenue <i>RMB'000</i>	% of total
Fujian	158,315	56.9%	132,028	56.8%
Sichuan	56,220	20.2%	46,317	19.9%
Xinjiang	52,301	18.8%	44,493	19.2%
Others	11,287	4.1%	9,602	4.1%
Total	<u>278,123</u>	<u>100.0%</u>	<u>232,440</u>	<u>100.0%</u>

HUMAN RESOURCES

The Group employed 5,271 employees and dispatched staff comprising 2,891 female employees and 2,380 male employees as of 31 December 2025. The Group also subcontracted part of the labour intensive work, such as security, cleaning and gardening services and certain specialized engineering repairs and maintenance works to sub-contractors. The employment contracts either have no fixed terms, or if there are fixed terms, the terms are generally up to three years, after which the Group evaluate renewals based on performance appraisals. All of the full-time employees are paid a fixed salary and may be granted other allowances, based on their positions. In addition, discretionary bonuses may also be awarded to employees based on the employee's performance. The Group conduct regular performance appraisals to ensure that the employees receive feedback on their performance.

PROSPECTS

The Group has striven to develop as an operator for systematic urban management engaging in environmental and property management businesses in core regions around the country. Currently, the Group has been actively developing its business in the cities along the eastern coast, as well as the regions along the Yangtze River by extending the horizontal development of complementary products and vertical development along the industrial chain. The Group has gradually kick-started its acquisition and investment activities. Against the backdrop of global economic downturn, the Group will carry out its acquisition and investment activities in a prudent manner, and focus more on those businesses of superior synergy effects with comprehensive urban public services, such as sublease services from investment properties and operation of urban public parking resources.

As a leading service provider in the non-residential property management service industry, the Group will continue to build up its core competitiveness in equipments and facilities maintenance technology. We endeavor to achieve innovative development in engineering technology with our ability to operate and maintain the online and offline integrated engineering equipment and facility for Shanghai Bund Ke Pu as well as professional resources synchronization mechanism.

Furthermore, based on various technologies, such as the Internet of Things, the Internet, 3D technology and big data, the Group will continue to utilize its property management business as a pilot business to develop a self-owned open source smart building system, “*Dynamic Building Matrix*” (“**DBM**”) to manage the data of basic status of buildings, which allows the provision of data and information as well as professional services to relevant parties, including property owners, property users, managers and regulators. In 2025, we continued to achieve the sales of this system to customers at home and abroad. The Group will ensure the stability and reliability of our advanced technology, prudently expand the market at home and abroad and gradually realize the output effect of our technology investment in China.

Facing the challenge of poor macroeconomic environment, the Group will continue to deepen its strategic positioning, assess and measure the risks, and identify and seize the opportunities in this crisis.

FINANCIAL REVIEW

Revenue

The Group's revenue increased to approximately RMB1,077.3 million for the year ended 31 December 2025 as compared with the revenue amounted to approximately RMB966.8 million for the year ended 31 December 2024. The increase in revenue was primarily due to (i) the revenue generated from property management services increased from approximately RMB690.7 million for the year ended 31 December 2024 to approximately RMB745.9 million for the year ended 31 December 2025, (ii) with the expansion of the business scale, the revenue generated from urban sanitary services increased from approximately RMB232.4 million for the year ended 31 December 2024 to approximately RMB278.1 million for the year ended 31 December 2025, (iii) the revenue generated from sublease services from investment properties increased from approximately RMB10.8 million for the year ended 31 December 2024 to approximately RMB11.2 million for the year ended 31 December 2025, (iv) the revenue generated from catering services increased from approximately RMB20.1 million for the year ended 31 December 2024 to approximately RMB24.2 million for the year ended 31 December 2025, and (v) the revenue generated from other services increased from approximately RMB12.7 million for the year ended 31 December 2024 to approximately RMB17.9 million for the year ended 31 December 2025.

Cost of services provided

The Group's cost of services provided increased by approximately 11.0% to approximately RMB945.0 million for the year ended 31 December 2025 from approximately RMB851.6 million for the year ended 31 December 2024. The increase in cost of service kept in line with the increase in revenue.

Gross profit and gross profit margin

The Group's gross profit increased by approximately 14.7% to approximately RMB132.3 million for the year ended 31 December 2025 from approximately RMB115.3 million for the year ended 31 December 2024. Gross profit margin for the year ended 31 December 2025 increased to 12.3% as compared with the gross profit margin for the year ended 31 December 2024 at approximately 11.9%.

Other income and gains

The Group's other income and gains increased to approximately RMB20.5 million for the year ended 31 December 2025 from approximately RMB11.1 million for the year ended 31 December 2024. The increase in other income and gains was primarily attributable to the gain on lease modification, arising from rent concessions granted by the lessor.

Selling and distribution expenses

The selling and distribution expenses remained stable at approximately RMB36.4 million for the year ended 31 December 2025 as compared with the selling and distribution expenses of approximately RMB38.4 million for the year ended 31 December 2024.

Administrative expenses

The administrative expenses decreased by approximately 23.0% to approximately RMB82.8 million for the year ended 31 December 2025 as compared with the administrative expenses of approximately RMB107.6 million for the year ended 31 December 2024. The decrease in administrative expenses was mainly due to the one-off impairment of goodwill amounting to approximately RMB13.1 million in 2024.

Changes in fair value of investment properties

Changes in fair value of investment properties increased to approximately RMB41.6 million for the year ended 31 December 2025 from approximately RMB12.4 million for the year ended 31 December 2024. The increase in changes in fair value of investment properties primarily resulted from the broad-based downturn in the local commercial real estate leasing market, leading to a structural recalibration of rental levels and asset valuations, which the Group has prudently accounted for in its valuations.

Interest expenses

The interest expenses increased to approximately RMB17.2 million for the year ended 31 December 2025 from approximately RMB16.1 million for the year ended 31 December 2024. The increase in the interest expenses was primarily due to the increase in average interest-bearing bank loans and other borrowings during the Period.

Share of profits and losses of joint ventures

The shares of profits of joint ventures with the amount of RMB4.3 million was primarily due to the profits shared from Hefei Zheng Wen, despite being partially offset by the losses shared from Zhong Min Zhi Da.

Share of profits and losses of associates

Share of profit of associates kept stable at approximately RMB14.3 million for the year ended 31 December 2025 as compared with the share of profit of associates of approximately RMB13.8 million for the year ended 31 December 2024.

Income tax

The income tax credit was approximately RMB2.7 million for the year ended 31 December 2025. As compared with the income tax expense amounted to approximately RMB5.6 million for the year ended 31 December 2024, which was primarily due to the increase in the recognition of deferred income tax assets.

Profit for the year and net profit margin

As a result of the foregoing, the net loss was approximately RMB16.2 million for the year ended 31 December 2025, while the net loss for the year ended 31 December 2024 was approximately RMB50.1 million. The net loss margin was 1.5% for the year ended 31 December 2025, while the net loss margin was 5.2% for the year ended 31 December 2024.

Intangible assets and goodwill

The intangible assets and goodwill primarily included customer relationship and goodwill obtained from a business combination. The intangible assets and goodwill decreased to approximately RMB16.5 million as at 31 December 2025 from approximately RMB18.6 million as at 31 December 2024, which was primarily due to the amortisation of intangible assets.

Trade Receivables

The trade receivables increased by approximately 16.2% to approximately RMB294.3 million as at 31 December 2025 from approximately RMB253.3 million as at 31 December 2024. The trade receivables turnover (average trade receivables divided by revenue multiplied by 365 days) was 92.8 days (2024: 92.3 days).

Prepayments and other receivables

The prepayments and other receivables increased by approximately 39.8% to approximately RMB171.4 million as at 31 December 2025 from approximately RMB122.6 million as at 31 December 2024. The increase in prepayments and other receivables is primarily due to the increase in deposits of urban sanitary services.

Trade payables

The trade payables increased by approximately 11.0% to approximately RMB147.5 million as at 31 December 2025 from approximately RMB132.9 million as at 31 December 2024. The trade payables turnover (average trade payables divided by cost of services provided multiplied by 365 days) decreased to 54.2 days (2024: 55.7 days).

Other payables and accruals

The other payables and accruals increased by approximately 28.9% to approximately RMB194.8 million as at 31 December 2025 as compared with the balance of approximately RMB151.1 million as at 31 December 2024, which was mainly due to a rise in amounts collected on behalf of property owners.

Cash Flow

For the year ended 31 December 2025, the net cash from operating activities was approximately RMB21.3 million. The net cash used in investing activities for the year ended 31 December 2025 was approximately RMB15.4 million. The net cash from financing activities for the year ended 31 December 2025 was approximately RMB16.8 million.

PLEDGE OF ASSETS

Other than certain property, plant and equipment with carrying amount of approximately RMB11.8 million as at 31 December 2025 (31 December 2024: RMB13.8 million) pledged to financing institutions, the Group had also pledged and factored certain of its trade receivables with net carrying amount of approximately RMB14.3 million (31 December 2024: RMB17.8 million) to secure the Group's borrowings as at 31 December 2025.

LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURES

As at 31 December 2025, the Group had cash and cash equivalents of approximately RMB175.9 million. The total interest-bearing bank loans and other borrowings increased to approximately RMB309.9 million as at 31 December 2025 from approximately RMB257.4 million as at 31 December 2024. The gearing ratio (total debts divided by average total equity) as at 31 December 2025 was approximately 147.1% (31 December 2024: 102.8%). The current ratio (total current assets divided by total current liabilities) as at 31 December 2025 was 1.0 (31 December 2024: 1.0).

Financial management and policy

The management has designed and implemented a risk management policy to address various potential risks identified in relation to the operation of the businesses, including financial, operational and the interest risks from the property management agreements. The risk management policy sets forth procedures to identify, analyse, categorise, mitigate and monitor various risks.

The Board is responsible for overseeing the overall risk management system and assessing and updating, if necessary. The risk management policy is reviewed on a quarterly basis.

The risk management policy also sets forth the reporting hierarchy of risks identified in the operations.

Contingent Liabilities

As at 31 December 2025, the Directors was not aware of any significant events that would have resulted in material contingent liabilities.

Subsequent Event

The Group does not have any material subsequent event after 31 December 2025 and up to the date of this announcement.

FINAL DIVIDENDS

The Board of Directors does not recommend the payment of any dividend for the year ended 31 December 2025.

CLOSURE OF REGISTER OF MEMBERS

For determining the entitlement to attend and vote at the forthcoming AGM of the Company, the register of members of the Company will be closed from Monday, 8 June 2026 to Thursday, 11 June 2026, both days inclusive, during which period no transfer of shares of the Company will be registered. The record date will be Thursday, 11 June 2026. In order to be eligible to attend and vote at the above meeting, all transfer forms accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration no later than 4:30 p.m. on Friday, 5 June 2026.

EMPLOYEES AND REMUNERATION POLICY

Quality and committed staff are valuable assets to the Group's success. The primary objective of the Group's remuneration policy is to ensure there is an appropriate level of remuneration to attract and retain experienced people of high calibre to join the Group. The Group links the remuneration of its employees to both the Group's performance and individual performance, so that the interests of the employees align with those of the Company's shareholders. As at 31 December 2025, the Group employed approximately 5,271 employees comprising 2,891 female employees and 2,380 male employees. To enhance the performance of the employees, the Group provides its employees with adequate and regular trainings. Employees' remuneration package comprises fixed and variable components including salary, discretionary bonus and share options that may be granted to eligible staff by reference to the Group's performance as well as individual's performance.

CORPORATE GOVERNANCE PRACTICES

The Board is committed to establishing good corporate governance practices in accordance with the Listing Rules and ensuring integrity, transparency and comprehensive disclosure. The Board believes that such commitment is beneficial to safeguard the interests of the Company and its shareholders.

The Board has adopted the CG Code as set out in the Listing Rules. The Company reviewed the CG Code from time to time to ensure its compliance with the CG Code.

The Company has been listed on the Main Board of the Stock Exchange since 11 December 2017 (the “**Listing Date**”). The Board is pleased to report compliance with the code provisions of the CG Code from the Listing Date to 31 December 2025.

DIRECTORS’ SECURITIES TRANSACTIONS

The Company has adopted the Model Code as its own code of conduct regarding securities transactions by Directors. In response to specific enquiry made by the Company, each of the Directors confirmed that he had complied with the required standard set out in the Model Code from the Listing Date to 31 December 2025.

INDEPENDENCE OF INDEPENDENT NON-EXECUTIVE DIRECTORS

The Company has received from each independent non-executive director an annual confirmation for independence pursuant to Rule 3.13 of the Listing Rules. The independent non-executive directors have confirmed that they are independent.

AUDIT COMMITTEE

The Company has established an Audit Committee for the purpose of monitoring the integrity of the financial statements, overseeing the financial reporting process and the internal control system of the Group. Currently, the Audit Committee is chaired by independent non-executive director Mr. Shu Wa Tung Laurence and other members are the two independent non-executive directors, namely Mr. Cheng Dong and Mr. Weng Guoqiang. The Group’s consolidated financial statements for the year ended 31 December 2025 have been reviewed by the Audit Committee.

PURCHASE, SALE OR REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any listed shares of the Company during the year ended 31 December 2025.

SCOPE OF WORK OF THE COMPANY’S AUDITOR

The figures in respect of the Group’s consolidated statement of profit or loss, consolidated statement of comprehensive income, consolidated statement of financial position and the related notes thereto for the year ended 31 December 2025 as set out in this announcement have been agreed by the Company’s auditor, Ernst & Young, to the amounts set out in the Group’s draft consolidated financial statements for the year ended 31 December 2025. The work performed by the Company’s auditor 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 the Company’s auditor on this announcement.

PUBLICATION OF 2025 ANNUAL RESULTS AND ANNUAL REPORT

The annual results announcement for the year ended 31 December 2025 is published on the website of the Stock Exchange (www.hkexnews.hk) and the website of the Company (www.riverinepm.com). The annual report of the Company for the year ended 31 December 2025 will be despatched to shareholders of the Company and published on the above websites in due course.

DEFINITIONS

In this announcement, unless the context otherwise requires, the following terms and expressions shall have the meanings set out below. The English translation of company names in Chinese or another language which are marked with “*” is for identification purposes only.

“AGM”	annual general meeting
“Audit Committee”	the audit committee of the Company
“Board” or “Board of Directors”	the board of Directors of the Company
“BVI”	the British Virgin Islands
“CG Code”	the Corporate Governance Code as set out in Appendix C1 of the Listing Rules

“Company”	Riverine China Holdings Limited (浦江中國控股有限公司), an exempted company incorporated under the laws of Cayman Islands with limited liability on 27 July 2016
“Connected person”	has the meaning ascribed to it under the Listing Rules
“Controlling Shareholder(s)”	has the meaning ascribed to it under the Listing Rules and, in the context of the Company, means a group of controlling shareholders of the Company, namely Partner Summit, Vital Kingdom, Mr. Xiao, Source Forth, Mr. Fu, Pine Fortune and Mr. Chen
“Director(s)”	the director(s) of the Company
“Group”	the Company and its subsidiaries
“Hefei Zheng Wen”	Hefei Zheng Wen Bund Property Management Company Limited* (合肥市政文外灘物業管理有限公司), a limited liability company established in the PRC on 14 April 2004, a joint venture company of the Company and indirectly owned as to 50% by the Company and 50% by an Independent Third Party
“HK\$” or “HK dollars” or “HK cents”	Hong Kong dollars and cents, the lawful currency of Hong Kong
“Hong Kong” or “HK”	the Hong Kong Special Administrative Region of the PRC
“Hong Xin”	Hong Xin Environmental Group Co., Ltd. (泓欣環境集團有限公司), a limited liability company established in the PRC on 5 July 2000, a non-wholly owned subsidiary of the Company and is indirectly owned as to 51% by the Company and as to 49% by independent third parties
“Independent Third Party(ies)”	An individual(s) or a company(ies) who or which is/are independent and not connected with (within the meaning of the Listing Rules) any directors, chief executive or substantial shareholders (within the meaning of the Listing Rules) of the Company, its subsidiaries or any of their respective associates and not otherwise a connected person of the Company

“Listing”	the listing of the Shares on the Main Board of the stock exchange
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange, as amended, supplemented or otherwise modified from time to time
“Model Code”	the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 to the Listing Rules
“Mr. Chen”	Mr. Chen Yao (陳瑤), one of the Controlling Shareholders
“Mr. Fu”	Mr. Fu Qichang (傅其昌), one of the Controlling Shareholders, vice-chairman of the Board and an executive Director
“Mr. Xiao”	Mr. Xiao Xingtao (肖興濤), one of the Controlling Shareholders, chairman of the Board and an executive Director
“Partner Summit”	Partner Summit Holdings Limited (合高控股有限公司), a company incorporated under the laws of the BVI on 16 June 2016 with limited liability, which is owned as to 87% by Vital Kingdom, 10% by Source Forth and 3% by Pine Fortune and is one of the Controlling Shareholders
“Period”	the year ended 31 December 2025
“Pine Fortune”	Pine Fortune Global Limited (富柏環球有限公司), a company incorporated under the laws of the BVI on 16 June 2016 with limited liability, which is wholly-owned by Mr. Chen and is one of the Controlling Shareholders
“PRC” or “China”	the People’s Republic of China which, for the purposes of this announcement, excludes Hong Kong, Macau and Taiwan
“RMB” or “Renminbi”	Renminbi, the lawful currency of the PRC

“Shanghai Bund Ke Pu”	Shanghai Bund Ke Pu Engineering Management Company Limited* (上海外灘科浦工程管理有限公司), a limited liability company established in the PRC on 30 November 2004, a wholly-owned subsidiary of the Company
“Share(s)”	share(s) of HK\$0.01 each in the share capital of the Company
“Shareholder(s)”	holder(s) of issued Share(s)
“Source Forth”	Source Forth Limited (泉啟有限公司), a company incorporated under the laws of the BVI on 8 June 2016 with limited liability, which is wholly-owned by Mr. Fu and is one of the Controlling Shareholders
“Stock Exchange” or “Hong Kong Stock Exchange”	the Stock Exchange of Hong Kong Limited
“Vital Kingdom”	Vital Kingdom Investments Limited (至御投資有限公司), a company incorporated under the laws of the BVI on 17 May 2016 with limited liability, which is wholly-owned by Mr. Xiao and is one of the Controlling Shareholders
“Zhong Min Zhi Da”	Zhong Min Zhi Da (Shanghai) Information Technology Company Limited* (中民智達(上海)信息科技有限公司), a limited liability company established in the PRC on 13 November 2018, a joint venture company of the Company and indirectly owned as to 63.8% by the Company and 36.2% by four independent third parties
“%” or “Per Cent”	per centum or percentage

By order of the Board
Riverine China Holdings Limited
Xiao Xingtao
Chairman

Shanghai, PRC, 31 March 2026

As at the date of this announcement, the Board comprises four executive Directors, namely Mr. Xiao Xingtao (Chairman), Mr. Fu Qichang, Mr. Xiao Yuqiao and Ms. Wang Hui; one non-executive director, namely Mr. Zhang Yongjun; and three independent non-executive Directors, namely Mr. Cheng Dong, Mr. Weng Guoqiang and Mr. Shu Wa Tung Laurence.