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About the Report

This report is the eighth environmental, social and governance (ESG) report published by S-Enjoy Service Group Co., Ltd. (stock code: 1755). It aims to systematically disclose S-Enjoy Service's core concepts, management systems, implementation measures and phased results regarding ESG issues in its operations.

Reporting Scope

This report covers S-Enjoy Service Group Co., Ltd. (hereinafter referred to as "S-Enjoy Service" or the "Company") and its subsidiaries (collectively, the "Group" or "We"). Unless otherwise specified, the report scope is consistent with the scope of the consolidated financial statements of S-Enjoy Service Group (stock code: 1755) for the same period.

Reporting Period

The reporting period covers from January 1, 2025 to December 31, 2025. Unless otherwise noted, all data in this report are taken from this period.

Reporting Basis

This report is strictly prepared in accordance with Appendix C2 *Environmental, Social and Governance Reporting Code* (effective version from January 1, 2025) of the *Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited*, while also referencing the relevant requirements of the *International Financial Reporting Standards S2 Climate-related Disclosures* (IFRS S2).

Reporting Principles

This report strictly adheres to the following reporting principles to ensure the standardization, reliability, and practicality of the disclosed information:

Materiality:

Focus on material issues of concern to stakeholders, such as investors, and related to the Company's operations as its core content. Concurrently, conduct materiality assessments by considering industry characteristics and regional features. The relevant processes and results are detailed in the "Materiality Assessment" section of this report. Additionally, matters that may have a significant impact on investors and other relevant parties in the environmental, social and governance areas are disclosed with emphasis.

Accuracy:

Make best efforts to ensure the accuracy of information. For quantitative information, clearly specify the data scope, calculation basis and assumptions, ensuring that calculation errors do not mislead information users. Quantitative information and notes are detailed in the "ESG Performance Table" section of this report. The Company's Board of Directors guarantees the content of the report, confirming that there are no false records, misleading statements, or material omissions.

Balance:

Objectively reflect facts, disclosing both positive progress and negative information regarding the Company's ESG work in an unbiased manner.

Clarity:

This report is published in both Simplified Chinese and English. In the event of any ambiguity or conflict between the two versions, the Simplified Chinese version shall prevail. To facilitate stakeholder understanding, this report supplements the text with various forms such as tables and model diagrams. To ensure ease of information retrieval, this report includes a table of contents and a "Benchmarking Index" for each ESG reporting guideline, helping stakeholders quickly locate and access key information.

Quantitative and Consistency:

Disclose key quantitative performance indicators and supplement historical data where possible. Maintain consistent statistical and disclosure methods for the same indicator across different reporting periods; if adjustments to statistical and disclosure methods are necessary, provide sufficient explanation in the report notes to facilitate meaningful analysis by stakeholders and assess the development trend of the Company's ESG performance.

Completeness:

The scope of disclosed objects is consistent with the scope of the Company's consolidated financial statements.

Timeliness:

This report is an annual report covering the period from January 1, 2025 to December 31, 2025. The Company strives to publish the report as soon as possible after the end of the reporting year to provide timely reference for stakeholders' decision-making.

Verifiability:

Cases and data in this report are derived from the Company's actual operational records or financial reports.

Data Source

The data and cases in this report are derived from the Company's daily operational formal records and government public data. Financial data are presented in Renminbi (RMB). Any discrepancies with the Company's annual financial report shall be resolved by reference to the annual financial report.

Definition

Abbreviation	Definition
S-Enjoy Service	S-Enjoy Service Group Co., Ltd.
Chengyue Times	Chengdu Chengyue Times Property Service Co., Ltd.
Health Catering	Suzhou Health Catering Management Service Co., Ltd.
Xuefu Catering	Shanghai Xuefu Catering Management Service Co., Ltd.
Jinyu Property	Tianjin Jinyu Property Management Co., Ltd.

Report Access

This report is published in electronic format and can be accessed through the following official channels:

S-Enjoy Service Official Website: www.xinchengyue.com

Hong Kong Stock Exchange Website: www.hkexnews.hk

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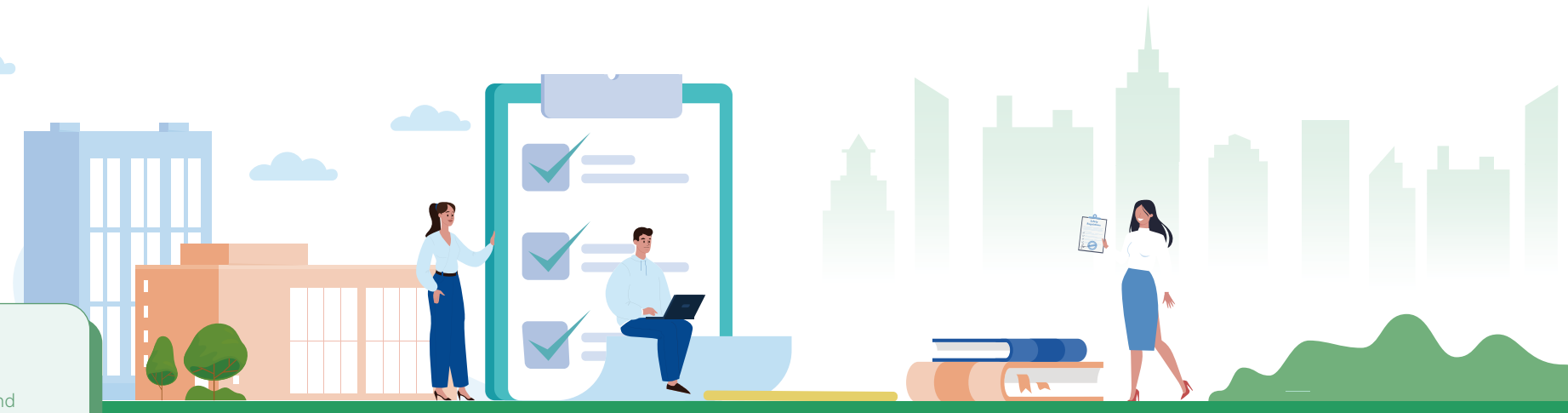


Board Statement

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In 2025, S-Enjoy Service embarked on a new journey. While driving high-quality development through the “Grand Community + Grand Logistics” strategy, we further solidified the foundation of green operations, refined the full-cycle service capability, strengthened governance in integrity and compliance, and enhanced employee well-being. We are committed to providing a development platform for employees, creating service value for property owners, fulfilling corporate responsibilities to society, and continuously promoting our own sustainable development and value enhancement.

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The Board of Directors of the Company attaches great importance to environmental, social and governance (ESG) matters and integrates them into the Company’s overall strategic planning. We have established a four-level sustainable development governance framework comprising the Board of Directors, the Environmental, Social and Governance Committee (the “ESG Committee”), the ESG Working Group, and business units. As the highest decision-making body, the Board of Directors is responsible for the overall direction, strategy, development, and reporting of ESG matters.

Through macro policy research and industry trend analysis, we systematically identify environmental, social and governance issues that have a significant impact on the Company. Meanwhile, we extensively collect the expectations and demands of stakeholders, evaluate and prioritize issues based on their significance and urgency, to form an annual materiality matrix. This ensures that our sustainability management efforts accurately respond to the concerns of all stakeholders and provide a scientific basis for strategy implementation.

Compliance Governance, Adhering to the Bottom Line. The Company strictly complies with laws and regulations, continuously enhances its compliance governance and business ethics framework, strengthens fraud risk prevention through institutional constraints, training and awareness programs, and day-to-day oversight, maintains diverse reporting and complaints channels, fosters a clean and transparent corporate environment, consistently improves its corporate governance standards and risk resilience, and lays a solid foundation for long-term sustainable development.

Low-Carbon Operations, Building a Green Future. We systematically address climate change risks and opportunities with reference to the ISSB climate-related disclosure framework, setting short-term, medium-term, and long-term emission reduction targets. We promote green operations through three main pillars: Green Community, Green Office, and Green Restaurant. We are committed to maintaining the effectiveness of our energy management system and continuously optimizing energy and water resource management to support the green transformation.

Quality Services, Safeguarding Trust. Upholding our mission of “Making Happiness Simple”, we deepen the dual-chain driven strategy of “Grand Community + Grand Logistics.” The Company released *S-Enjoy Service Standardization V2.0*, translating service expectations into quantifiable indicators. Leveraging the “Orange Community” and the “YueXin Home+” smart service system, we achieve digital management of the entire service process. We continuously strengthen practices in areas such as customer health and safety, data security, privacy protection, and supply chain management, committed to continuously optimizing the customer experience and driving sustained growth in service value.

Growing Together, Fulfilling Responsibilities. We are committed to creating a fair, inclusive, and safe workplace for our employees. The Company implements compensation incentive plans and key talent development programs to open up learning and career development pathways for frontline employees, thereby enhancing their work motivation. Meanwhile, we place a high priority on occupational health and safety, regularly organizing employee health check-ups and workplace safety inspections, and implementing employee care mechanisms. We actively fulfill social responsibilities by carrying out “Fulin” series community activities, respecting the elderly, supporting students in need, and making charitable donations, giving back to society through concrete actions.

Looking ahead, S-Enjoy Service will continue to adhere to the original aspiration of “people-oriented, business for good”, closely follow national policy guidance and market dynamics, and continuously and continuously innovate in service models and management mechanisms. We will further deepen the “Grand Community + Grand Logistics” strategy, strengthen the foundation of green and low-carbon operations, enhance the level of digital and intelligent services, and work together with employees, customers, partners, and all sectors of society to stride forward towards a broad future of high-quality and sustainable development.

Qi Xiaoming

Chairman and CEO

About S-Enjoy Service

About the Company

S-Enjoy Service Group Co., Limited (hereinafter referred to as "S-Enjoy Service") was founded in 1996 and listed on the Main Board of the Hong Kong Stock Exchange in November 2018 (stock code: 1755). It is a nationally oriented comprehensive property management service enterprise with good reputation and rapid, high-quality growth. It has been rated among the Top 100 Property Management Service Enterprises in China for many consecutive years, and was ranked 10th among Chinese property enterprises in 2025.

To date, S-Enjoy Service has successfully established a presence in all major core cities across the country. Relying on the corporate cultural values of "guest-self equality, mutual achievement; unity of knowledge and action, and readiness to take responsibility," the Company creates a happy ecological service system for nearly one million households nationwide, putting into practice the mission of "Happy Home, Happy Life."

Main Business

S-Enjoy Service adheres to the dual-chain driven strategy of "Grand Community + Grand Logistics". Its service contents include basic property management services, community life and asset services, and catering services. The managed projects cover comprehensive urban formats such as residential, commercial, office buildings, industrial parks, hospitals, schools, and public facilities. As of December 31, 2025, S-Enjoy Services has successfully entered nearly 186 core cities nationwide, actively fulfilling the mission of "Happy Home, Happy Life."

Grand Community

Community Property Management

"Yue" Service System: Focuses on differentiated customer needs, covering four service modules: YueXin Environment, YueXin Home+, YueXin Neighborhood, and YueXin Selection.

"YueXin Home+" Service: Customized butler services tailored to different occupancy statuses of owners (vacant homes, under decoration, permanent occupancy) with full-scenario coverage.

Four-season and all-age 5-level service activity system: Led by the "Fulin Festival" brand, combining holiday activities, convenience services, themed communities, etc., to create a warm community experience.

Community Value-added Services

Community Retail Service (Orange Community App): Provides owners with online property information and community discount product purchasing services, creating an information service platform closely related to community life, committed to becoming a smart life service center for owner families.

Community Smart Parcel Locker Service (Cloud Box): Provides end-to-end delivery solutions based on Internet of Things (IoT) technology application, committed to building a comprehensive convenience service platform using smart parcel lockers as a carrier to provide users with diverse parcel services.

Grand Logistics

Non-community Property Management

The Company has been deeply engaged in the property industry for 30 years. Through continuous service upgrades and diversified expansion and innovation, it constantly explores the diversity and possibilities of services. The types of non-community property management service projects cover commercial buildings, office buildings, industrial parks, hospitals, schools, municipal public facilities, and other diverse formats, achieving a balanced layout of non-residential formats.

Catering Services

Realizes a new Grand Logistics service model combining "property management + catering". Through precise positioning of its catering brands, "Chengyue Times", "Xuefu Catering", "Health Catering", and "Jinyu Property", it extends high-quality catering services to diverse service sites, such as schools, governmental agencies, industrial parks, and office buildings, achieving a new development pattern for the Group's logistics management.



Corporate Governance

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Quality Services

Leading Quality Upgrades

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