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Greentown Service Group Co. Ltd.

綠城服務集團有限公司

(A company incorporated under the laws of the Cayman Islands with limited liability)

(Stock Code: 2869)

ANNOUNCEMENT OF FINAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2025

The board (the “**Board**”) of directors (the “**Directors**”) of Greentown Service Group Co. Ltd. (the “**Company**” or “**Greentown Service**”) is pleased to announce the audited consolidated financial results of the Company and its subsidiaries (collectively, the “**Group**”, “**we**”, “**our**” or “**us**”) for the year ended 31 December 2025, together with the comparative figures for the year ended 31 December 2024, as follows.

HIGHLIGHTS

The Group’s financial performance

- Revenue was RMB19,164.4 million. Compared with that for the year of 2024, which was RMB17,893.5 million, the growth rate on year-on-year (“**Y/Y**”) basis reached 7.1%.
- The Group’s revenue comes from three major businesses⁽¹⁾: (i) property services; (ii) community living services; and (iii) consulting services. During the year, (i) revenue from property services reached RMB13,644.1 million, accounting for 71.2% of the Group’s overall revenue. Compared with RMB12,401.3 million for the year of 2024, there was a Y/Y growth of 10.0%; (ii) revenue from community living services reached RMB2,756.3 million, accounting for 14.4% of the Group’s overall revenue, representing a Y/Y increase of 0.6% from RMB2,738.9 million for the year of 2024; and (iii) revenue from consulting services amounted to RMB2,763.9 million, accounting for 14.4% of the Group’s overall revenue. There was a Y/Y growth of 0.4% compared with RMB2,753.2 million for the year of 2024.

- Gross profit reached RMB3,322.2 million, representing a growth of 10.3% compared with RMB3,011.4 million in 2024. Gross profit margin was 17.3%, which increased by 0.5 percentage point compared with 16.8% for the year of 2024.
- Core operating profit⁽²⁾ was RMB1,877.5 million, representing an increase of 24.6% compared with RMB1,506.5 million for the year of 2024. The profitability of the core business of the Company continues to improve.
- Profit attributable to equity shareholders of the Company for the year was RMB880.2 million, representing an increase of 29.9% compared with RMB677.7 million of the profit attributable to equity shareholders from continuing operations⁽³⁾ in 2024, and representing an increase of 12.1% compared with RMB785.1 million of the profit attributable to equity shareholders in 2024 (including discontinued operations). The growth was mainly driven by increased profit arising from the expansion of the Group's operational scale and enhanced operational management efficiency.
- As at 31 December 2025, cash and cash equivalents of the Group amounted to RMB5,319.9 million, representing an increase of 9.6% compared with RMB4,853.9 million as at 31 December 2024. During the year, in order to improve the return on capital, time deposits amounted to RMB1,686.6 million, representing an increase of 50.8% compared with RMB1,118.2 million as at 31 December 2024.
- The Board recommended the payment of a final dividend for 2025 of HK\$0.16 per share and a special dividend of HK\$0.08 per share (2024: a final dividend of HK\$0.13 per share and a special dividend of HK\$0.07 per share), the composite payout ratio is 75%, of which, the final dividend payout ratio is 50% and the special dividend payout ratio is 25%.

⁽¹⁾ In order to more clearly reflect the business layout of the Group and considering the high overlap in customer bases between the Group's consulting services and technology services, after careful research and discussion, the Group has decided to adjust the classification of its main businesses: technology services were classified under management consulting services within the consulting services. After the adjustment, the main businesses of the Group are (i) property services; (ii) community living services; and (iii) consulting services.

⁽²⁾ *Core operating profit = Gross profit – Administrative expenses – Selling and marketing expenses*

To supplement our consolidated financial statements prepared under HKFRS Accounting Standards (“HKFRSs”) as issued by the Hong Kong Institute of Certified Public Accountants, we use core operating profit (non-HKFRSs measure) as an additional financial measure, which is not required by or presented in accordance with HKFRSs.

⁽³⁾ In accordance with the relevant requirements of HKFRSs, the management of the Company has classified the Group's operations as continuing operations and discontinued operations. The discontinued operations mainly was the operation of Montessori Academy Group Holdings Pty Ltd (“MAG”). The Group completed the disposal of part of its equity interest in MAG on 16 December 2024. Consequently, MAG ceased to be a subsidiary of the Company and was reclassified as an associate of the Company.

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

*for the year ended 31 December 2025
(Expressed in Renminbi Yuan)*

	<i>Note</i>	2025 RMB'000	2024 <i>RMB'000</i>
Continuing operations			
Revenue	2(a)	19,164,354	17,893,473
Cost of sales		<u>(15,842,149)</u>	<u>(14,882,110)</u>
Gross profit		3,322,205	3,011,363
Other revenue	4	78,166	98,497
Other net losses	4	(23,550)	(119,655)
Selling and marketing expenses		(304,665)	(346,809)
Administrative expenses		(1,139,992)	(1,158,022)
Expected credit losses on financial instruments	5(c)	(531,877)	(240,631)
Other operating expenses		<u>(119,549)</u>	<u>(230,479)</u>
Profit from operations		<u>1,280,738</u>	<u>1,014,264</u>
Finance income		88,276	94,549
Finance costs		<u>(30,737)</u>	<u>(38,198)</u>
Net finance income	5(a)	<u>57,539</u>	<u>56,351</u>
Share of profits less losses of associates		37,143	(10,967)
Share of profits less losses of joint ventures		7,740	(676)
Gain on disposal of subsidiaries		2,205	11,676
Gain on disposal of a joint venture		<u>997</u>	<u>–</u>
Profit before taxation	5	1,386,362	1,070,648
Income tax	6	<u>(445,515)</u>	<u>(318,923)</u>
Profit from continuing operations		<u>940,847</u>	<u>751,725</u>

	<i>Note</i>	2025 RMB'000	2024 <i>RMB'000</i>
Discontinued operations			
Profit for the year from discontinued operations, net of tax	3	–	18,851
Gain on disposal of discontinued operations	3	–	96,791
Profit for the year		940,847	867,367
Attributable to:			
Equity shareholders of the Company		880,196	785,080
Non-controlling interests		60,651	82,287
Profit for the year		940,847	867,367
Other comprehensive income for the year (after tax and reclassification adjustments)			
<i>Items that will not be reclassified to profit or loss:</i>			
Financial investments at fair value through other comprehensive income (“FVOCI”) — net movement in fair value reserves		104	(3,657)
Exchange differences on translation of financial statements of the Company and the Company’s subsidiaries outside the Chinese mainland with non-foreign operation		(63,452)	68,510
		(63,348)	64,853
Other comprehensive income for the year		(63,348)	64,853
Total comprehensive income for the year		877,499	932,220

	<i>Note</i>	2025 RMB'000	2024 <i>RMB'000</i>
Attributable to equity shareholders of the Company arising from:			
Continuing operations		816,848	743,749
Discontinued operations		<u>–</u>	<u>106,184</u>
Attributable to non-controlling interests arising from:			
Continuing operations		60,651	73,993
Discontinued operations		<u>–</u>	<u>8,294</u>
Total comprehensive income for the year		<u>877,499</u>	<u>932,220</u>
Earnings per share — Continuing operations			
Basic (RMB)	7	<u>0.280</u>	<u>0.214</u>
Diluted (RMB)		<u>0.280</u>	<u>0.214</u>
Earnings per share — Discontinued operations			
Basic (RMB)	7	<u>–</u>	<u>0.034</u>
Diluted (RMB)		<u>–</u>	<u>0.034</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

at 31 December 2025

(Expressed in Renminbi Yuan)

	<i>Note</i>	2025 RMB'000	2024 RMB'000
Non-current assets			
Investment properties		267,327	476,699
Property, plant and equipment		524,840	516,628
Right-of-use assets		177,805	236,698
Intangible assets		370,084	380,920
Goodwill		382,958	434,672
Interest in associates		651,776	799,107
Interest in joint ventures		443,740	42,128
Other financial assets		66,939	314,198
Other non-financial assets		87,822	76,193
Deferred tax assets		622,434	564,616
Prepayments		6,817	97,790
Time deposits		1,632,944	1,104,879
		5,235,486	5,044,528
Current assets			
Other financial assets		490,474	920,639
Inventories		525,389	597,962
Trade and other receivables	9	5,893,207	5,576,581
Prepayments		212,182	171,296
Restricted bank balances		586,629	515,603
Time deposits		53,655	13,353
Cash and cash equivalents		5,319,928	4,853,862
		13,081,464	12,649,296

		2025	2024
	<i>Note</i>	RMB'000	RMB'000
Current liabilities			
Bank loans		34,587	41,050
Contract liabilities		2,330,048	2,234,945
Trade and other payables	10	5,428,149	4,972,126
Lease liabilities		126,740	159,839
Current taxation		1,275,249	1,107,020
Provisions		17,908	13,408
		<u>9,212,681</u>	<u>8,528,388</u>
Net current assets		<u>3,868,783</u>	<u>4,120,908</u>
Total assets less current liabilities		<u>9,104,269</u>	<u>9,165,436</u>
Non-current liabilities			
Bank loans		17,669	23,873
Lease liabilities		307,006	553,235
Deferred tax liabilities		33,686	18,441
Provisions		27,849	26,830
		<u>386,210</u>	<u>622,379</u>
NET ASSETS		<u>8,718,059</u>	<u>8,543,057</u>
CAPITAL AND RESERVES			
Share capital	8	27	27
Reserves		7,960,399	7,788,660
Total equity attributable to equity shareholders of the Company		<u>7,960,426</u>	<u>7,788,687</u>
Non-controlling interests		<u>757,633</u>	<u>754,370</u>
TOTAL EQUITY		<u>8,718,059</u>	<u>8,543,057</u>

CONSOLIDATED CASH FLOW STATEMENT

for the year ended 31 December 2025

(Expressed in Renminbi Yuan)

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Operating activities		
Cash generated from operations	1,847,858	1,700,622
Income tax paid	(320,122)	(225,901)
Net cash generated from operating activities	1,527,736	1,474,721
Investing activities		
Payments for the purchase of investment properties, property, plant and equipment, right-of-use assets and intangible assets	(120,216)	(321,904)
Proceeds from disposal of property, plant and equipment	7,076	6,531
Acquisition of subsidiaries, net of cash acquired	–	(7,523)
Disposal of subsidiaries, net of cash disposed	3,263	62,721
Payments for purchase of:		
— financial assets classified as fair value through profit or loss (“ FVPL ”)	(2,557,900)	(1,091,000)
Proceeds from redemption of:		
— unlisted equity investments of underlying project investments and project investments classified as FVPL	557,796	186,808
— other financial assets classified as FVPL	2,580,335	1,192,431
— listed debt investments	5,258	–
— financial assets classified as FVOCI	387	–
Payment for interests in associates and joint ventures	(247,176)	(16,773)
Proceeds from disposal of interest in associates and joint ventures	4,248	–
Investment income received from other financial assets		
— unlisted equity investments of underlying project investments and project investments classified as FVPL	34,757	31,634
— other financial assets classified as FVPL	12,163	16,916
Dividends received from associates and joint ventures	5,192	58,203
Interest received	57,116	57,965
Placement of time deposits, net	(538,502)	(717,903)
Payments for loans and advances	(1,682)	(4,528)
Proceeds from repayment of loans and advances	6,666	43,132
Net cash used in investing activities	(191,219)	(503,290)

	2025	2024
	RMB'000	RMB'000
Financing activities		
Proceeds from new bank loans and other borrowings	547,141	1,441,233
Repayment of bank loans	(559,808)	(1,310,726)
Capital injection from non-controlling interests	1,071	16,028
Proceeds from exercise of share options	28,944	–
Capital element of lease rentals paid	(110,751)	(153,869)
Interest element of lease rentals paid	(20,127)	(65,338)
Payment for acquisition of non-controlling interests	–	(9,800)
Payment on repurchase of shares	(121,094)	(72,131)
Dividends paid to equity shareholders of the Company	(572,711)	(433,447)
Dividends paid to non-controlling interests	(51,817)	(37,588)
Interest paid	(6,556)	(25,808)
	<hr/>	<hr/>
Net cash used in financing activities	(865,708)	(651,446)
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Net increase in cash and cash equivalents	470,809	319,985
Cash and cash equivalents at 1 January	4,853,862	4,530,836
Effect of foreign exchange rate changes	(4,743)	3,041
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Cash and cash equivalents at 31 December	5,319,928	4,853,862
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NOTES TO THE FINANCIAL STATEMENTS

(Expressed in Renminbi Yuan unless otherwise indicated)

1 MATERIAL ACCOUNTING POLICIES

(a) Statement of compliance

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

The HKICPA has issued certain amendments to HKFRSs that are first effective or available for early adoption for the current accounting period of the Group. Note 1(c) provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current accounting period reflected in these financial statements.

(b) Basis of preparation of the financial statements

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

The Company was incorporated in the Cayman Islands on 24 November 2014 as an exempted company with limited liability under the Companies Act (as revised) of the Cayman Islands. The Company’s shares were listed on the Main Board on the Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 12 July 2016.

The consolidated financial statements are presented in Renminbi (“**RMB**”), rounded to the nearest thousand, which is the presentation currency. It is prepared on the historical cost basis except for certain financial assets that are stated at their fair value as explained in the accounting policies set out below:

- investments in equity and debt financial instruments measured at fair value; and
- derivative financial instruments

Items included in the financial statements of each entity in the Group are measured using the currency that best reflects the economic substance of the underlying events and circumstances relevant to the entity (the “**functional currency**”).

RMB is the functional currency for the Company's subsidiaries established in the Chinese mainland. The functional currency of the Company and the Company's subsidiaries outside the Chinese mainland are Hong Kong dollars.

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

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

Judgements made by management in the application of HKFRSs that have significant effect on the financial statements.

(c) Changes in accounting policies

The Group has applied amendments to HKAS 21, *The effects of changes in foreign exchange rates — Lack of exchangeability* issued by the HKICPA to these financial statements for the current accounting period. The amendments do not have a material impact on these financial statements as the Group has not entered into any foreign currency transactions in which the foreign currency is not exchangeable into another currency.

The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

2 REVENUE AND SEGMENT REPORTING

(a) Revenue

The principal activities of the Group are provision of property services, community living services and consulting services. During the year ended 31 December 2025, in order to align with internal reporting regime, the Group's technology services were included under consulting service for presentation purpose. Comparative figures of the year ended 31 December 2024 were adjusted accordingly.

(i) Disaggregation of revenue

Disaggregation of revenue by major service line is as follows:

	Continuing operations		Discontinued operations		Total	
	2025	2024	2025	2024	2025	2024
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
Revenue from contracts with customers within the scope of HKFRS 15						
Disaggregated by major service lines						
Property services	13,644,088	12,401,312	-	-	13,644,088	12,401,312
Community living services	2,714,674	2,692,013	-	634,287	2,714,674	3,326,300
Consulting services	2,763,918	2,753,215	-	-	2,763,918	2,753,215
	<u>19,122,680</u>	<u>17,846,540</u>	<u>-</u>	<u>634,287</u>	<u>19,122,680</u>	<u>18,480,827</u>
Revenue from other sources						
Gross rentals from investment properties						
— Community living services	41,674	46,933	-	-	41,674	46,933
	<u>19,164,354</u>	<u>17,893,473</u>	<u>-</u>	<u>634,287</u>	<u>19,164,354</u>	<u>18,527,760</u>

Disaggregation of revenue from contracts with customers within the scope of HKFRS 15 by timing of revenue recognition is as follows:

	Continuing operations		Discontinued operations		Total	
	2025 RMB'000	2024 RMB'000	2025 RMB'000	2024 RMB'000	2025 RMB'000	2024 RMB'000
Revenue recognized over time:						
Property services						
Property services	<u>13,644,088</u>	<u>12,401,312</u>	<u>-</u>	<u>-</u>	<u>13,644,088</u>	<u>12,401,312</u>
Community living services						
Home living services	<u>260,495</u>	<u>395,672</u>	<u>-</u>	<u>-</u>	<u>260,495</u>	<u>395,672</u>
Community space services	<u>360,884</u>	<u>292,734</u>	<u>-</u>	<u>-</u>	<u>360,884</u>	<u>292,734</u>
Property asset management services	<u>173,664</u>	<u>166,791</u>	<u>-</u>	<u>-</u>	<u>173,664</u>	<u>166,791</u>
Cultural & education services	<u>98,746</u>	<u>104,950</u>	<u>-</u>	<u>634,287</u>	<u>98,746</u>	<u>739,237</u>
	<u>893,789</u>	<u>960,147</u>	<u>-</u>	<u>634,287</u>	<u>893,789</u>	<u>1,594,434</u>
Consulting services						
Property under construction services	<u>2,142,486</u>	<u>2,115,033</u>	<u>-</u>	<u>-</u>	<u>2,142,486</u>	<u>2,115,033</u>
Management consulting services	<u>566,099</u>	<u>551,113</u>	<u>-</u>	<u>-</u>	<u>566,099</u>	<u>551,113</u>
	<u>2,708,585</u>	<u>2,666,146</u>	<u>-</u>	<u>-</u>	<u>2,708,585</u>	<u>2,666,146</u>
	<u>17,246,462</u>	<u>16,027,605</u>	<u>-</u>	<u>634,287</u>	<u>17,246,462</u>	<u>16,661,892</u>
Revenue recognized at point in time:						
Community living services						
Community products and services	<u>1,372,036</u>	<u>1,310,311</u>	<u>-</u>	<u>-</u>	<u>1,372,036</u>	<u>1,310,311</u>
Property asset management services	<u>448,849</u>	<u>421,555</u>	<u>-</u>	<u>-</u>	<u>448,849</u>	<u>421,555</u>
	<u>1,820,885</u>	<u>1,731,866</u>	<u>-</u>	<u>-</u>	<u>1,820,885</u>	<u>1,731,866</u>
Consulting services						
Management consulting services	<u>55,333</u>	<u>87,069</u>	<u>-</u>	<u>-</u>	<u>55,333</u>	<u>87,069</u>
	<u>1,876,218</u>	<u>1,818,935</u>	<u>-</u>	<u>-</u>	<u>1,876,218</u>	<u>1,818,935</u>
	<u>19,122,680</u>	<u>17,846,540</u>	<u>-</u>	<u>634,287</u>	<u>19,122,680</u>	<u>18,480,827</u>

Disaggregation of revenue from contracts with customers by geographical location is disclosed in Note 2(b)(i).

No revenue from transaction with single external customer amounts to 10% or more of the Group's revenue for each of the periods presented.

(ii) *Revenue expected to be recognized in the future arising from contracts with customers in existence at the reporting date*

For property services and consulting services excluding management consulting services mentioned below, the Group recognises revenue as the services are provided and recognises to which the Group has a right to invoice and that corresponds directly with the value of performance completed. The majority of the property service contracts do not have a fixed term. Except for management consulting services, the term of the contracts for consulting services is generally set to expire when the counterparties notify the Group that the services are no longer required.

For management consulting services, the aggregated nominal contract amount allocated to the remaining performance obligations under the Group's existing contracts is approximately RMB96,986,000 (2024: RMB117,567,000). This amount represents revenue expected to be recognised in the future from construction projects entered into by the customers with the Group. The Group will recognise the expected revenue in future when or as the work is completed.

For community living services that involved provision of services and goods, they are rendered in a 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 types of contracts.

(iii) There were no significant incremental costs to obtain a contract.

(b) Segment reporting

The Group manages its businesses by geographical location. In a manner consistent with the way in which information is reported internally to the Group's most senior executive management for the purposes of resource allocation and performance assessment, the Group has presented the following seven reportable segments.

- Region 1: Hangzhou (include Yuhang)
- Region 2: Yangtze River Delta Region (include Ningbo)
- Region 3: Pearl River Delta Region
- Region 4: Bohai Economic Rim Region
- Region 5: Australia (disposal on 16 December 2024)
- Region 6: Other overseas and Hong Kong Regions
- Region 7: Other Chinese mainland Regions

(i) *Segment results, assets and liabilities*

For the purposes of assessing segment performance and allocating resources between segments, the Group's senior executive management monitors the results, assets and liabilities attributable to each reportable segment on the following bases:

Segment assets include all non-current assets and current assets with the exception of deferred tax assets. Segment liabilities include trade and other payables of the individual segments and bank borrowings managed directly by the segments with exceptions of current taxation and deferred tax liabilities.

Revenue and expenses are allocated to the reportable segments with reference to revenue generated by those segments and the expenses incurred by those segments or which otherwise arise from the depreciation or amortisation of assets attributable to those segments.

The measure used for reporting segment profit is profit before taxation. In addition to receiving segment information concerning profit before taxation, management is provided with segment information concerning revenue (including inter segment sales), interest income and expense from cash balances and borrowings managed directly by segments, depreciation and amortisation, impairment losses and additions to non-current segment assets used by the segments in their operations. Inter-segment sales are priced with reference to prices charged to external parties for similar orders.

Information regarding the Group's reportable segments as provided to the Group's most senior executive management for the purposes of resource allocation and assessment of segment performance for the years ended 31 December 2025 and 2024 is set out below:

	Year ended 31 December 2025									
	Hangzhou		Yangtze River Delta Region						Other Chinese mainland Regions	Total
	Hangzhou (exclude Yuhang) RMB'000	Yuhang Region RMB'000	Yangtze River Region		Pearl River Delta Region RMB'000	Bohai Economic Rim Region RMB'000	Other overseas and Hong Kong Regions RMB'000			
			(exclude Ningbo) RMB'000	Ningbo Region RMB'000						
Revenue from external customers	5,141,397	822,703	5,942,949	1,100,868	1,269,192	2,547,551	10,303	2,329,391	19,164,354	
Inter-segment revenue	209,595	17,484	58,912	2,808	1,912	6,559	-	21,955	319,225	
Reportable segment revenue	5,350,992	840,187	6,001,861	1,103,676	1,271,104	2,554,110	10,303	2,351,346	19,483,579	
Reportable segment profit	317,776	48,561	381,537	62,794	161,923	193,100	(48,743)	321,916	1,438,864	
Interest income	73,894	7	(317)	105	98	434	13,282	773	88,276	
Interest expense (excluding expense capitalised)	(12,283)	(363)	(3,884)	(6,397)	(1,837)	(5,004)	(620)	(349)	(30,737)	
Share of profits less losses of associates	21,128	-	3	-	-	327	15,685	-	37,143	
Share of profits less losses of joint ventures	7,740	-	-	-	-	-	-	-	7,740	
Gain on disposal of subsidiaries	517	-	1,638	-	-	50	-	-	2,205	
Gain on disposal of a joint venture	997	-	-	-	-	-	-	-	997	
Impairment of assets										
— inventories	(74,855)	-	-	(11,085)	-	-	-	-	(85,940)	
— goodwill	(51,714)	-	-	-	-	-	-	-	(51,714)	
— interest in associates	(21,348)	-	-	-	-	-	-	-	(21,348)	
Expected credit losses on financial instruments	(125,264)	(22,936)	(108,797)	(39,162)	(27,240)	(101,729)	1,530	(108,279)	(531,877)	
Depreciation and amortisation for the year (excluding expense capitalised)	(216,608)	(7,944)	(45,797)	(24,428)	(10,001)	(43,899)	-	(28,078)	(376,755)	
Reportable segment assets	14,356,306	732,828	8,105,802	1,693,587	1,523,256	2,472,530	1,230,768	2,617,717	32,732,794	
Including:										
Interest in joint ventures	443,145	-	500	-	-	95	-	-	443,740	
Interest in associates	204,341	-	29,275	-	-	327	417,833	-	651,776	
Additions to property, plant and equipment, right of use assets, investment properties, intangible assets and goodwill during the year	130,255	75,507	21,281	53,616	13,046	21,458	-	16,618	331,781	
Reportable segment liabilities	12,450,127	742,426	5,259,805	923,275	658,328	1,587,574	282,148	1,424,551	23,328,234	

	Hangzhou		Yangtze River Delta Region							Total
	Hangzhou (exclude Yuhang) RMB'000	Yuhang Region RMB'000	Yangtze River Region (exclude Ningbo) RMB'000	Ningbo Region RMB'000	Pearl River Delta Region RMB'000	Bohai Economic Rim Region RMB'000	Australia (Discontinued operation*) RMB'000	Other overseas and Hong Kong Regions RMB'000	Other Chinese mainland Regions RMB'000	
Revenue from external customers	4,833,330	848,208	5,459,087	1,163,287	1,247,975	2,396,716	634,287	11,525	1,933,345	18,527,760
Inter-segment revenue	181,639	18,716	19,326	66,351	1,023	5,353	-	-	5,179	297,587
Reportable segment revenue	5,014,969	866,924	5,478,413	1,229,638	1,248,998	2,402,069	634,287	11,525	1,938,524	18,825,347
Reportable segment profit	307,816	47,975	319,692	53,857	146,746	159,800	20,717	(77,102)	208,655	1,188,156
Interest income	57,334	9	7,981	212	115	441	2,416	27,619	838	96,965
Interest expense (excluding expense capitalised)	(17,042)	(1,154)	(3,768)	(11,454)	93	(3,316)	(54,370)	(18)	(1,539)	(92,568)
Share of profits less losses of associates	(17,338)	-	-	-	-	(158)	-	6,529	-	(10,967)
Share of profits less losses of joint ventures	(642)	-	(35)	-	-	1	-	-	-	(676)
Gain on disposal of subsidiaries	(627)	9	-	-	-	1,074	-	117,695	(9,684)	108,467
Impairment of assets										
— investment properties	-	-	-	-	-	-	-	-	-	-
— inventories	(21,358)	-	-	(10,329)	-	-	-	-	-	(31,687)
— goodwill	(33,727)	-	-	(2,102)	-	-	-	-	-	(35,829)
— interest in associates	(66,725)	-	-	-	-	-	-	(62,444)	-	(129,169)
Expected credit losses on financial instruments	(60,992)	(4,184)	(64,614)	(12,298)	(20,353)	(36,218)	-	(876)	(41,096)	(240,631)
Depreciation and amortisation for the year (excluding expense capitalised)	(247,516)	(14,931)	(45,650)	(34,140)	(9,810)	(48,570)	(122,693)	(51)	(23,272)	(546,633)
Reportable segment assets	43,527,728	728,772	8,308,686	1,809,256	1,464,292	2,232,858	-	2,452,018	2,187,134	62,710,744
Including:										
Interest in joint ventures	11,816	-	22,792	7,425	-	95	-	-	-	42,128
Interest in associates	393,948	-	98	-	-	-	-	405,061	-	799,107
Additions to property, plant and equipment, right of use assets, investment properties, intangible assets and goodwill during the year	396,348	11,874	62,488	17,705	14,319	38,705	-	6	28,453	569,898
Reportable segment liabilities	40,923,938	834,907	6,720,135	1,355,785	897,317	1,491,859	-	248,978	1,331,963	53,804,882

* Upon the completion of the disposal as described in Note 3, the Group no longer has the control in the childcare business through Montessori Academy Group Holdings Pty Ltd (“MAG”) in Australia. Accordingly, these operations were classified as discontinued operation and segment reporting was restated.

Certain comparative figures have been reclassified to conform to current year’s presentation. The classification would not have material impact on the consolidated financial statements.

(ii) Reconciliations of reportable segment revenues, profit or loss, assets and liabilities

	Continuing operations	
	2025	2024
	RMB'000	RMB'000
Revenue		
Reportable segment revenue	19,483,579	19,073,011
Elimination of inter-segment revenue	(319,225)	(545,251)
Elimination of discontinued operations (Note 3)	–	(634,287)
	<hr/>	<hr/>
Consolidated revenue from continuing operations (Note 2(a))	<u>19,164,354</u>	<u>17,893,473</u>
Profit		
Reportable segment profit	1,438,864	1,188,156
Elimination of inter-segment profit	(52,502)	–
Elimination of discontinued operations (Note 3)	–	(117,508)
	<hr/>	<hr/>
Reportable segment profit derived from Group's external customers of continuing operations	<u>1,386,362</u>	<u>1,070,648</u>
Consolidated profit before tax from continuing operations	<u>1,386,362</u>	<u>1,070,648</u>
	<hr/>	<hr/>
	2025	2024
	RMB'000	RMB'000
Assets		
Reportable segment assets	32,732,794	62,710,744
Elimination of inter-segment receivables	(15,038,278)	(45,581,536)
Deferred tax assets	622,434	564,616
	<hr/>	<hr/>
Consolidated total assets	<u>18,316,950</u>	<u>17,693,824</u>
Liabilities		
Reportable segment liabilities	23,328,234	53,804,882
Elimination of inter-segment payables	(15,038,278)	(45,779,576)
Current taxation	1,275,249	1,107,020
Deferred tax liabilities	33,686	18,441
	<hr/>	<hr/>
Consolidated total liabilities	<u>9,598,891</u>	<u>9,150,767</u>

3 DISCONTINUED OPERATIONS

During the year ended 31 December 2024, the Group entered into a number of agreements with Montessori Academy Pty Ltd (“**MA**”), CCA Hold Co Pty Ltd. (“**CCA**”) and MAG to dispose the equity interests of MAG, a then subsidiary of the Group, by steps. The details were described in the announcement of the Company dated 8 November 2024.

(1) Disposal of 11.64% and 10.78% equity interests of MAG respectively over which the Group loses control after disposal

On 16 December 2024, the Group disposed of 11.64% equity interests in MAG to MA Trust at cash consideration of AUD16.2 million (equivalent to RMB73.50 million). On the same day, the Group and MAG entered into the buyback agreement, pursuant to which the Group agreed to sell and MAG agreed to acquire the buyback shares, representing approximately 10.78% of the issued share capital of MAG, for the cash consideration of AUD15.0 million (equivalent to RMB67.06 million). Upon the completion of the disposal and buyback, the Group changed its appointment of directors to the board of directors of MAG from three directors to two directors. MAG became an associate of the Group thereafter.

Accordingly, the business operations of MAG were classified to discontinued operation.

The comparative consolidated statement of profit or loss and other comprehensive income has been restated to show the discontinued operations separately from continuing operations.

(2) Put and call option deed

On 16 December 2024, the Group entered into the put and call option deed pursuant to which CCA granted to the Group a put option to require CCA (or its nominee or a combination of MAG and CCA or its nominee) to purchase the 3,271,757 fully paid ordinary shares in the capital of MAG held by the Group and the Group granted to CCA a call option to sell the option shares to CCA (or its nominee or a combination of MAG and CCA or its nominee) at a fixed exercise price, subject to the terms and conditions of the put and call option deed.

The directors of the Company (the “**Directors**”) have recognized the put and call option of interests in MAG as a derivative financial instrument. As at 31 December 2025, the board of directors of the Company (the “**Board**”) recognized it at fair value of RMB47.3 million (2024: RMB42.8 million).

(a) **Results of discontinued operation**

	For the period from 1 January 2024 to 16 December 2024 <i>RMB'000</i>
Revenue	634,287
Cost of sales	<u>(448,985)</u>
Gross profit	185,302
Other net losses	(4,365)
Selling and marketing expenses	(6,073)
Administrative expenses	(98,315)
Other operating expenses	<u>(3,879)</u>
Profit from operations	----- 72,670
Finance income*	2,417
Finance costs*	<u>(54,370)</u>
Net finance costs	----- (51,953)
Results from operating activities	20,717
Tax expense	<u>(1,866)</u>
Results from operating activities, net of tax	<u>18,851</u>
Gain on disposal of discontinued operations	<u>96,791</u>
Profit from discontinued operations, net of tax	<u><u>115,642</u></u>

* An elimination of finance income and finance costs between the continued operations and discontinued operations amounted to RMB12,411,000.

(b) Cash flows from discontinued operations

	For the period from 1 January 2024 to 16 December 2024 <i>RMB'000</i>
Net cash generated from operating activities	74,221
Net cash used in investing activities	(134,925)
Net cash generated from financing activities	<u>44,772</u>
Net cash outflows	<u><u>(15,932)</u></u>

(c) Effect of disposal of MAG on the financial position of the Group

	As at 16 December 2024 <i>RMB'000</i>
Current assets	125,543
Non-current assets	1,416,876
Current liabilities	(188,693)
Non-current liabilities	<u>(1,128,194)</u>
Net assets	225,532
Less: Non-controlling interest	<u>(93,736)</u>
Net assets of MAG in relation to disposed equity interests	<u><u>131,796</u></u>
Total consideration	183,273
Fair value of remaining interests in MAG*	201,278
Less: Net assets disposed	(131,796)
Goodwill	<u>(155,964)</u>
Gain on disposal of a subsidiary	<u><u>96,791</u></u>
Consideration received, satisfied in cash	140,618
Less: Cash and cash equivalents disposed of	(99,802)
Net cash inflows	<u><u>40,816</u></u>

* The equity interests remained subsequent to disposal are accounted as interest in associates, which measured at the fair value of disposal date.

4 OTHER REVENUE AND OTHER NET LOSSES

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Other revenue		
Government grants (<i>Note (i)</i>)	64,404	50,837
Others	13,762	47,660
	<u>78,166</u>	<u>98,497</u>

- (i) Government grants mainly represent unconditional discretionary financial support from local municipal government authorities.

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Other net losses		
Net gains/(losses) on disposal of property, plant and equipment and investment properties	3,213	(3,641)
Net (losses)/gains on FVPL		
— Convertible notes	(50,594)	(105,746)
— Project investments	14,650	59,525
— Unlisted equity investments	722	(77,115)
— Treasury products	8,845	1,805
— Listed equity securities	34,142	42,897
— Funds	(40,295)	(39,417)
— Written put and call options of interests in an associate	2,730	139
Net foreign exchange gain	3,037	1,898
	<u>(23,550)</u>	<u>(119,655)</u>

5 PROFIT BEFORE TAXATION

Profit before taxation is arrived at after (crediting)/charging:

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
(a) Net finance income		
Interest income on financial assets measured at amortised cost	(88,276)	(94,549)
Interest expense on bank loans	6,557	9,727
Interest expense on lease liabilities	24,180	28,471
	<u>(57,539)</u>	<u>(56,351)</u>

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
(b) Staff costs		
Salaries and other benefits	5,264,497	4,901,633
Equity-settled share-based payment expense	19,752	25,427
Contributions to defined contribution scheme (<i>Note (i)</i>)	911,449	860,193
	<u>6,195,698</u>	<u>5,787,253</u>
Included in:		
— Cost of sales	5,166,359	4,718,834
— Administrative expenses	842,153	867,928
— Selling and marketing expenses	187,186	200,491
	<u>6,195,698</u>	<u>5,787,253</u>

- (i) Employees of the Group's PRC subsidiaries are required to participate in a defined contribution scheme administered and operated by the local municipal government. The Group's PRC subsidiaries contribute funds which are calculated on certain percentages of the employee salary as agreed by the local municipal government to the scheme to fund the retirement benefits of the employees.

The Group also operates a defined contribution Mandatory Provident Fund retirement benefits scheme (the “**MPF Scheme**”) under the Mandatory Provident Fund Schemes Ordinance for all of its employees employed by the Group in Hong Kong. Contributions are made based on a percentage of the employees' basic salaries and are charged to the income statement as they become payable in accordance with the rules of the MPF Scheme. The assets of the MPF Scheme are held separately from those of the Group in an independently administered fund. The Group's employer contributions vest fully with the employees when contributed into the MPF Scheme.

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

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
(c) Other items		
Expected credit losses on financial instruments		
— trade receivables	546,127	218,780
— other receivables	(14,250)	20,975
— listed debt investments	—	876
Impairment losses		
— inventories	85,940	31,687
— goodwill	51,714	35,829
— interest in associates	21,348	129,169
	<hr/>	<hr/>
Depreciation charge		
— property, plant and equipment	129,985	144,473
— right-of-use assets	134,060	156,147
— investment properties	54,333	69,499
Amortisation charge		
— intangible assets	58,377	53,821
Expense relating to short-term leases	68,055	93,539
Expense relating to leases of low-value assets, excluding short-term leases of low-value assets	5,460	736
Reversal of provision for lawsuit	—	(15,580)
Cost of inventories	1,063,414	969,359
Outsourcing labor costs	5,978,658	5,653,690
Auditor's remuneration		
— annual audit services	4,100	4,200
— review services	1,050	1,200
— non-audit services	727	600
	<hr/> <hr/>	<hr/> <hr/>

During the year ended 31 December 2025, the Group recognised impairment losses of inventories amounting to RMB85,940,000 (2024: RMB31,687,000), which is also included in the cost of inventories disclosed separately above.

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

(a) Taxation in the consolidated statement of profit or loss represents:

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Current tax — PRC corporate income tax		
Provision for the year	467,400	431,267
Under-provision in respect of prior years	6,456	5,479
Provision for the PRC withholding tax	<u>14,495</u>	<u>—</u>
	----- 488,351	----- 436,746
Deferred tax		
Origination and reversal of temporary differences	(59,137)	(117,823)
Withholding tax on the profits of the Group's PRC subsidiaries	<u>16,301</u>	<u>—</u>
	----- (42,836)	----- (117,823)
Tax expense on continuing operations	<u><u>445,515</u></u>	<u><u>318,923</u></u>

Tax expense on continuing operations excludes the tax expense from the discontinued operations was nil (2024: RMB1,866,000) and has been included in “Discontinued operations” (see Note 3).

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

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Profit before taxation from continuing operations	<u>1,386,362</u>	<u>1,070,648</u>
National tax on profit before taxation, calculated at the rates applicable to profits in the tax jurisdictions concerned (<i>Note (i)</i>)	334,159	286,019
Tax benefit of subsidiaries subject to preferential tax rates (<i>Note (ii)</i>)	(6,899)	(3,740)
Tax effect of non-deductible expenses, net of non-taxable income	37,645	23,506
Additional deduction for qualified research and development cost (<i>Note (iii)</i>)	(5,985)	(5,848)
Tax effect of unused tax losses and other temporary differences not recognized as deferred tax assets	59,783	33,132
Recognition of temporary deductible differences and tax losses not recognized as deferred tax assets in previous years	(21,040)	(26,505)
Reversal of deferred tax recognized in prior years	19,046	6,683
Tax effect of share of results of associates and joint ventures	(8,446)	197
Under-provision in respect of prior years	6,456	5,479
Withholding tax on profits retained by PRC subsidiaries (<i>Note (iv)</i>)	<u>30,796</u>	<u>–</u>
Actual tax expense on continuing operations	<u><u>445,515</u></u>	<u><u>318,923</u></u>

- (i) Pursuant to the rules and regulations of the Cayman Islands and the British Virgin Islands (“BVI”), the Group is not subject to any income tax in the Cayman Islands and BVI.

The income tax rate applicable to group entities incorporated in Hong Kong for the income subject to Hong Kong Profits Tax is 16.5%. A two-tiered profits tax rates regime was introduced in 2018 whereby the first HKD2 million in assessable profits earned by a company will be taxed at half of the current tax rate (8.25%), while the remaining profits will continue to be taxed at 16.5%.

(ii) PRC Corporate Income Tax

The Group's PRC subsidiaries are subject to PRC income tax at 25% unless otherwise specified.

- For the years ended 31 December 2025 and 2024, the Group's certain subsidiaries fulfilled the criteria required for preferential income tax rate granted to small and low profit-making enterprises in the PRC, and were entitled to a preferential income tax rate of 5% on taxable income within RMB3,000,000.
- Pursuant to Chapter 28 of the Law of the People's Republic of China on Corporate Income Tax, the Group's certain subsidiaries are entitled to a preferential income tax rate of 15% after the recognition of high and new technology enterprise.

The following list contains subsidiaries of the Group obtained high and new technology enterprise certifications and entitled to a preferential income tax rate of 15%.

	Concessionary tax rate	Applicable period
Hangzhou Greentown Information and Technology Company Limited* (杭州綠城信息技術有限公司)	15%	2024 to 2026
Lyman Technology Company Limited* (綠漫科技有限公司)	15%	2025 to 2027
Zhejiang Huixiang Information and Technology Company Limited* (浙江慧享信息科技有限公司)	15%	2023 to 2025
Zhejiang Greentown Architectural Technology Co., Ltd.* (浙江綠城建築科技有限公司)	15%	2025 to 2027
Zhejiang Ruite Construction Technology Co., Ltd.* (浙江睿特建築科技有限公司)	15%	2025 to 2027
Caizhiyunxiang (Hangzhou) Data Information Technology Co., Ltd.* (財智雲享(杭州)數據信息技術有限公司)	15%	2025 to 2027
Greentown Technology Group Co., Ltd.* (綠城科技集團有限公司)	15%	2025 to 2027

* The English translation of the Company name is for reference only. The official names of these companies are in Chinese.

- (iii) Under the PRC Corporate Income Tax Law and its relevant regulations, additional tax deduction is allowed for qualified research and development costs.
- (iv) According to the PRC corporate income tax laws and its implementation rules, dividends receivable by non-PRC corporate residents from PRC enterprises are subject to withholding tax at a rate of 10%, unless reduced by tax treaties or arrangements, for profits earned since 1 January 2008.

As at 31 December 2025, a preferential withholding tax rate of 5% is applied, since Greentown Service Group (Hong Kong) Co. Limited (“**Greentown Service (HK)**”), the parent company of the Group’s PRC subsidiaries, became entitled to the preferential withholding tax rate of 5%, having been certified as a tax resident of the Hong Kong Special Administrative Region under the “Arrangement between the Mainland of China and the Hong Kong Special Administrative Region for the Avoidance of Double Taxation and the Prevention of Fiscal Evasion with respect to Taxes on Income”.

During the year ended 31 December 2025, PRC dividend withholding tax of RMB14,495,000 has been recognized and paid by the Group in respect of the distribution of the Group’s PRC subsidiaries’ retained profits of RMB289,900,000 to Greentown Service (HK).

As at 31 December 2025, deferred tax liabilities of RMB16,301,000 were recognized in respect of the 5% PRC dividend withholding tax that would be payable on the remaining retained profits of the Group’s PRC subsidiaries.

7 EARNINGS PER SHARE

(a) Basic earnings per share

The calculation of basic earnings per share is based on the profit attributable to ordinary equity shareholders of the Company arising from continuing operations and discontinued operations of RMB880,196,000 and RMB nil (2024: RMB677,732,000 from continuing operations and RMB107,348,000 from discontinued operations), and the weighted average of 3,146,869,000 ordinary shares (2024: 3,164,276,000 shares) in issue during the year, calculated as follows:

Weighted average number of ordinary shares (basic)

	2025	2024
	'000	'000
Issued ordinary shares at 1 January	3,163,646	3,188,036
Effect of share options exercised	3,927	–
Effect of shares repurchased and cancelled	(20,704)	(23,760)
	<hr/>	<hr/>
Weighted average number of ordinary shares at 31 December	<u>3,146,869</u>	<u>3,164,276</u>

(b) Diluted earnings per share

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares.

For the year ended 31 December 2024, the Company had share-based transactions, which were potential ordinary shares. However, the Company did not include this instrument in its calculation of diluted earnings per share as the effect of such inclusion would be anti-dilutive. Therefore, diluted earnings per share are the same as the basic earnings per share for the year ended 31 December 2024.

For the year ended 31 December 2025, the calculation of diluted earnings per share is based on the profit attributable to ordinary equity shareholders of the Company arising from continuing operations of RMB880,196,000 and the weighted average number of 3,148,894,000 ordinary shares in issue assuming conversion of all dilutive potential ordinary shares during the year, calculated as follows:

	2025 '000	2024 '000
Weighted average number of ordinary shares at 31 December	3,146,869	3,164,276
Effect of equity settled share-based transactions	<u>2,025</u>	<u>–</u>
Weighted average number of ordinary shares at 31 December	<u><u>3,148,894</u></u>	<u><u>3,164,276</u></u>

8 CAPITAL AND DIVIDENDS

(a) Share capital

(i) Issued share capital

	2025		2024	
	No. of shares ('000)	RMB'000	No. of shares ('000)	RMB'000
Ordinary shares, issued and fully paid:				
At 1 January	3,163,646	27	3,194,114	27
Shares issued under share option scheme	9,171	*	–	–
Cancellation of shares (<i>Note (ii)</i>)	<u>(20,030)</u>	*	<u>(30,468)</u>	*
At 31 December	<u><u>3,152,787</u></u>	<u><u>27</u></u>	<u><u>3,163,646</u></u>	<u><u>27</u></u>

* Amount less than 1,000.

(ii) *Repurchase and cancellation of shares*

During the year, the Company repurchased its own ordinary shares on The Stock Exchange of Hong Kong Limited as follows:

Month/year	Number of shares repurchased ('000)	Highest price paid per share	Lowest price paid per share	Aggregate price paid (RMB'000)
January 2025	17,170	HKD3.92	HKD3.64	60,022
October 2025	1,470	HKD4.68	HKD4.47	6,177
November 2025	3,858	HKD4.89	HKD4.35	16,336
December 2025	9,448	HKD4.70	HKD4.35	38,559
				<u>121,094</u>

The total amount paid on the repurchased shares of RMB121,094,000 was paid wholly out of retained profits.

17,170,000 shares of the repurchased shares and 2,860,000 shares repurchased in 2024 have been cancelled on 8 May 2025, and 14,776,000 shares held as treasury shares of the Company as at 31 December 2025.

(b) Dividends

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

	2025	2024
	RMB'000	RMB'000
A final dividend of HKD0.16 per share and a special dividend of HKD0.08 per share (2024: A final dividend of HKD0.13 per share and a special dividend of HKD0.07 per share) proposed after the end of the reporting period	<u>666,399</u>	<u>585,932</u>

The final dividend and the special dividend proposed for shareholders' approval after the end of the reporting period have not been recognized as a liability at the end of the reporting period.

- (ii) Dividends payable to equity shareholders of the Company attributable to the previous financial year, approved and paid during the year:

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
A final dividend of HKD0.13 per share and a special dividend of HKD0.07 per share in respect of the previous financial year, approved and paid during the year (2024: a final dividend of HKD0.15 per share in respect of the previous financial year, approved and paid during the year)	<u>572,711</u>	<u>433,447</u>

The dividends approved during the years ended 31 December 2025 and 2024 were paid on 9 July 2025 and 11 July 2024 respectively.

9 TRADE AND OTHER RECEIVABLES

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Trade receivables (<i>Note (i)</i>)	5,824,074	5,380,468
Less: Loss allowance of trade receivables	<u>(724,477)</u>	<u>(537,218)</u>
Trade receivables, net of loss allowance	5,099,597	4,843,250
Payments on behalf of property owners	310,022	297,690
Deposits	368,838	338,086
Loan receivables	63,964	67,653
Advances to staff	64,889	58,150
Receivable from disposal of subsidiaries	22,693	59,976
Others	<u>45,045</u>	<u>42,428</u>
Less: Loss allowance of other receivables	<u>875,451</u>	<u>863,983</u>
Other receivables, net of loss allowance	<u>793,610</u>	<u>733,331</u>
	<u>5,893,207</u>	<u>5,576,581</u>

Trade receivables are primarily related to revenue recognized from the provision of property services, community living services and consulting services. Trade receivables are due when the receivables are recognized.

- (i) Included in the balance of trade receivables, there is a sum of cash-in-transit of RMB149,961,000 (2024: RMB104,361,000) which has been settled subsequently in the bank account of the Group.

Ageing analysis

As of the end of the reporting period, the ageing analysis of trade receivables based on the date of revenue recognition and net of allowance for impairment of trade receivables, is as follows:

	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Within 1 year	3,085,213	2,984,049
1 to 2 years	1,111,362	994,618
2 to 3 years	581,963	668,042
3 to 4 years	305,779	188,993
4 to 5 years	11,655	7,548
Over 5 years	3,625	–
	<u>5,099,597</u>	<u>4,843,250</u>

10 TRADE AND OTHER PAYABLES

	<i>Note</i>	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>
Trade payables	(a)	2,296,819	2,172,955
— billed trade payables		1,899,501	1,786,317
— accrued trade payables		397,318	386,638
Bills payable		139,835	48,878
		<hr/>	<hr/>
Trade and bills payable		2,436,654	2,221,833
— third parties		2,381,555	2,169,327
— related parties		55,099	52,506
		<hr/>	<hr/>
Trade and bills payable (current)		2,436,654	2,221,833
Refundable deposits	(b)	611,300	571,011
Escrow funds held on behalf of customers		74,347	49,744
Cash collected on behalf of the owners' associations		463,166	427,150
Temporary receipts	(c)	475,962	461,561
Amounts due to related parties		73,277	82,143
Loan from a third party		24,893	25,522
Other payables		130,233	129,080
		<hr/>	<hr/>
Financial liabilities measured at amortised cost		4,289,832	3,968,044
Accrued payroll and other benefits		584,566	596,329
Other tax, charges payable and accruals		553,751	407,753
		<hr/>	<hr/>
		5,428,149	4,972,126
		<hr/> <hr/>	<hr/> <hr/>

- (a) Trade payables mainly represent payables arising from sub-contracting services including cleaning, landscaping, maintenance and security services provided by suppliers, and payable for the purchase of goods and car parking places.
- (b) Refundable deposits represent miscellaneous decoration deposits received from property owners during the decoration period.
- (c) Temporary receipts represent utility charges received from residents on behalf of utility companies.

As of the end of each reporting period, the ageing analysis of billed trade payables, based on invoice date is as follows:

	2025	2024
	<i>RMB'000</i>	<i>RMB'000</i>
Within 1 month	1,331,197	1,243,843
After 1 month but within 3 months	152,277	179,925
After 3 months but within one year	239,314	236,663
After one year	176,713	125,886
	<u>1,899,501</u>	<u>1,786,317</u>

11 NON-ADJUSTING EVENTS AFTER THE REPORTING PERIOD

Subsequent to the end of the reporting period, the Directors proposed to declare a final dividend and a special dividend. Further details are disclosed in Note 8(b).

CHAIRMAN’S STATEMENT

With spring blossoms painting the garden paths and elm seeds full along the fragrant trails, this verse by Xin Qiji of the Southern Song Dynasty not only captures the splendid vernal scene of our community, but also mirrors the heartfelt sentiment with which, on behalf of the Board, I present to our shareholders the annual results of the Company for the year of 2025.

Through the fluency of strategic execution and the profundity of strategic nurturing, we have achieved continued improvement in performance results. In 2025, Greentown Service recorded revenue of RMB19,164.4 million during the year, representing a year-on-year increase of 7.1%; core operating profit of RMB1,877.5 million, representing a year-on-year increase of 24.6%; and profit attributable to equity shareholders of the Company of RMB880.2 million, representing a growth of 29.9% compared with the profit attributable to equity shareholders from continuing operations in 2024. These results stem from the persistent dedication of every employee; this glory stands upon the trust placed by every property owner; and this performance will ultimately give back to the steadfast companionship of every shareholder. Drops of water gather to form rivers; rays of light converge to illuminate the path ahead.

I. The Synergy of Service Innovation and Quality Enhancement

2025 marks the inaugural year of Greentown Service’s “Deep Service” system. We have elevated the precision and warmth of our services to a strategic priority, ensuring that spatial value and living needs are addressed with meticulous care.

Reshaping the service excellence through comprehensive stewardship. Caring for the elderly, understanding children, being adept in community engagement, and excelling in space management have become the benchmarks for butler star certification. Interviewing clients, identifying requirements, resolving problems and bridging service gaps have become the foundational duties for managers and frontline staff. The synergy between personal advancement and the iterative evolution of scenarios is redefining the quality and experience of our services. Consequently, third-party property owners’ satisfaction has further increased from an already high baseline.

Illuminating a new service frontier with lighthouse leadership. Several pilot projects of digital butlers with knowledge of technology, fluency in industry trends, capability in decision-making, and strength in application have commenced. We have established an AI strategy development committee and launched the “Lighthouse Action” to bring together frontline staff and technology enterprises for collaborative scenario-based research. We are opening up our community to recruit top-tier intelligent partners, allowing robotic dogs, drones and AI-enabled receptionists to evolve and iterate within real-world environments. Concurrently, we are establishing standard operating procedure (SOP) for human-machine collaboration. Through digital dispatch and employee role transition, we ensure technology is imbued with warmth and services are delivered with precision. Xixi International Business Center and Zhejiang University Alummi Enterprise Headquarters have taken the lead in becoming the Group’s “technology testing ground”, exchanging openness for capability, gathering ecosystems through scenarios, and having received recognition from government inspections. It lights the way forward for replication and broader implementation.

II. Market Resilience and Superior Quality Complement Each Other

“Enabling more people to enjoy high-quality services”, this was the original aspiration that drove Greentown Service to pioneer the market 25 years ago. Upholding integrity and adhering to long-termism, on the other hand, is the confidence that has enabled Greentown Service to navigate through cycles over the past 25 years.

Excellent service fosters a strong reputation, and a strong reputation brings a good market. High-quality development has progressed steadily and rapidly, with market expansion exceeding the annual saturated revenue target of RMB4 billion. The average property management fee for newly signed projects remains at a relatively high level, with good quality and commensurate value. Annual saturated revenue from newly expanded non-residential projects accounted for 53.5%, demonstrating a powerful transformation. Our advantageous position in existing residential properties remains solid, and urban services are deeply deployed. Our market footprint is not merely about accumulating scale, rather, it emphasizes capturing the compound benefits of quality.

Only by understanding a city can one truly integrate into it. In early 2026, policies concerning urban upgrading were intensively released, fully initiating the renewal of existing urban areas. From Cuiyuan and Tianshui Subdistrict in Hangzhou to Henggang in Tonglu, the start of the new year has already seen the signing of large-scale urban district projects. Greentown Service’s integrated city-wide model has become a reference case for research in relation to high-quality urban development. We firmly believe that persistent dedication will eventually yield results. If we consistently invest effort in a specific area, that space will eventually yield returns. Ultimately, a city will repay those who adopt a long-term perspective.

III. Individual sector advancement in tandem with system integration

For community commerce, early childhood education, elderly care, consulting, marketing, technology and other sectors, each specialized sector incubated from our main businesses operates as an independent segment, delivering significant individual value within its own sector, while also forming an integrated system for collaborative operations. “Property + System Integration Capability” has become our in-house service model, serving as both the driving force behind our 2025 performance growth and the differentiator of our industry capabilities.

In 2025, the long-incubated “elderly care and early childhood” businesses released positive signals. Early childhood education and childcare refined their products through streamlining, achieving profitability in its first year. The occupancy rate in elderly care business institutions achieved double-digit growth, while the service efficiency of government home-based care sites also improved; community commerce continued to achieve operational efficiency, consulting, marketing and technology have responded flexibly to the macro environment and shifted to service and products better aligned with client needs. Together, they built the system integration advantage of Greentown Service, not a simple sum of individual capabilities, but a multiplier effect created by multi-sector synergy. When each sector finds their own rhythm, the entire system resonates in symphonic harmony.

FUTURE OUTLOOK: DEEPENING REFORMS, FOCUSING ON VALUE

This may be a challenging period for the industry as homogeneity intensifies, demand differentiation diverges, boundaries blur and anxiety mounts. But we firmly believe this is the best of times, the industry is still in a period of growth and opportunity. When the noise fades and the froth clears, those who truly understand service product design and iteration, and the enterprises that consistently contribute their dedication and creativity to meeting market demand, will ultimately be seen and needed.

The year of 2026 marks a pivotal year for Greentown Service to transition from “reform” to “comprehensive deepening of reform”, and leap from enhancing value to reshaping value. We will continue to maintain strategic focus, placing projects at the core, products as the foundation and teams as the bedrock. We will adopt long-termism to hedge against short-term volatility and cognition, and respond to an uncertain external environment with the certainty of service value. Service is an endless long-distance race, those who stay the course will receive their due rewards; those with perseverance will eventually see the stars. We see because we believe; we arrive because we persist. Let’s move forward together with shared purpose and meaningful action, and reap even greater rewards in the vast and promising times of 2026!

MANAGEMENT DISCUSSION AND ANALYSIS

The Group is a leading happy living service provider nationwide. The main business scope covers property services, community living services and consulting services. The Group always adheres to the concept of “Service Makes Life Better”, and the strategic goal of the Group is to become the most valuable happiness service provider in China. The Group adheres to the customer-oriented and quality-oriented service strategy, the development strategy on human-oriented technological synergy, the business strategy of improving the lean operational efficiency, and adheres to the original intention of service and service innovation. The Group will complete the same goal with employees, grow together with the property owners, and make progress with the society.

FINANCIAL REVIEW

For the year ended 31 December 2025, the Group achieved the following:

Revenue

Revenue was RMB19,164.4 million. Compared with that for the year of 2024, which was RMB17,893.5 million, the growth rate on Y/Y basis reached 7.1%.

The Group’s revenue comes from three major businesses: (i) property services; (ii) community living services; and (iii) consulting services. During the year, (i) revenue from property services reached RMB13,644.1 million, accounting for 71.2% of the Group’s overall revenue. Compared with RMB12,401.3 million for the year of 2024, there was a Y/Y growth of 10.0%; (ii) revenue from community living services reached RMB2,756.3 million, accounting for 14.4% of the Group’s overall revenue, representing a Y/Y increase of 0.6% from RMB2,738.9 million for the year of 2024; and (iii) revenue from consulting services amounted to RMB2,763.9 million, accounting for 14.4% of the Group’s overall revenue. There was a Y/Y growth of 0.4% compared with RMB2,753.2 million for the year of 2024.

	2025		2024		
	<i>RMB'000</i>	<i>% of the total revenue</i>	<i>RMB'000</i>	<i>% of the total revenue</i>	<i>YY%</i>
Property services					
Property services	<u>13,644,088</u>	<u>71.2%</u>	<u>12,401,312</u>	<u>69.3%</u>	<u>10.0%</u>
	<u>13,644,088</u>	<u>71.2%</u>	<u>12,401,312</u>	<u>69.3%</u>	<u>10.0%</u>
Community living services					
Community products & services	1,372,036	7.1%	1,310,311	7.3%	4.7%
Home living services	260,495	1.4%	395,672	2.2%	-34.2%
Community space services	360,884	1.9%	292,734	1.6%	23.3%
Property asset management services	664,187	3.5%	635,279	3.6%	4.6%
Cultural & education services	98,746	0.5%	104,950	0.6%	-5.9%
	<u>2,756,348</u>	<u>14.4%</u>	<u>2,738,946</u>	<u>15.3%</u>	<u>0.6%</u>
Consulting services					
Property under construction services	2,142,486	11.2%	2,115,033	11.8%	1.3%
Management consulting services	621,432	3.2%	638,182	3.6%	-2.6%
	<u>2,763,918</u>	<u>14.4%</u>	<u>2,753,215</u>	<u>15.4%</u>	<u>0.4%</u>
	<u>19,164,354</u>	<u>100.0%</u>	<u>17,893,473</u>	<u>100.0%</u>	<u>7.1%</u>

Cost of sales

During the year, the cost of sales was RMB15,842.1 million, representing an increase of 6.5% compared with RMB14,882.1 million for the year of 2024, which was slightly lower than revenue growth.

Gross profit

Gross profit reached RMB3,322.2 million, representing a growth of 10.3% compared with RMB3,011.4 million for the year of 2024. Gross profit margin was 17.3%, increased by 0.5 percentage point compared with 16.8% for the year of 2024, which was mainly due to the fact that the Group continued to strengthen the cost control through a series of measures to improve quality and efficiency.

- Gross profit margin for property services was 14.3%, which increased by 0.6 percentage point compared with 13.7% for the year of 2024;
- Gross profit margin for community living services was 22.4%, which increased by 1.4 percentage points compared with 21.0% for the year of 2024; and
- Gross profit margin for consulting services was 27.4%, which increased by 0.7 percentage point compared with 26.7% for the year of 2024.

Selling and marketing expenses

Selling and marketing expenses were RMB304.7 million, representing a decrease of 12.2% compared with RMB346.8 million for the year of 2024, mainly due to the Group's continuous optimization of its business layout and improvement in staff operational efficiency, which resulted in a reduction in relevant sales personnel expenses. Selling expense ratio was 1.6%, representing a decrease of 0.3 percentage point compared with 1.9% for the year of 2024.

Administrative expenses

Administrative expenses were RMB1,140.0 million, representing a decrease of 1.6% compared with RMB1,158.0 million for the year of 2024. The management expense ratio was 5.9%, representing a decrease of 0.6 percentage point compared with 6.5% for the year of 2024. This was mainly because the Group continued to strengthen the streamlining of organization and the management and control of administrative logistics costs, and administrative expenses were effectively controlled.

Core operating profit

Core operating profit was RMB1,877.5 million, representing an increase of 24.6% compared with RMB1,506.5 million for the year of 2024, which was mainly because the Group strengthened the revenue quality management and adopted effective cost control measures that have brought about continuous improvement in the profitability of the main businesses.

Expected credit losses on financial instruments

During the year, the expected credit losses on financial instruments increased by 121.1% to RMB531.9 million from RMB240.6 million for the year of 2024, primarily because of the synchronous increase in impairment provisions caused by the increase in the balance of trade receivables, as well as the full provisions of impairment on receivables made by us in accordance with the prudence principle.

Other operating expenses

Other operating expenses were RMB119.5 million, representing a decrease of 48.1% compared with RMB230.5 million for the year of 2024, primarily because the operating performance of certain assets including long-term equity investments did not undergo any material adverse changes during the year, resulting in a lower provisions for impairment than the previous year.

Net finance income

The net finance income during the year was RMB57.5 million, which increased by RMB1.1 million compared with RMB56.4 million for the year of 2024, which was mainly due to the decrease in bank loans and lease liabilities, resulting in a corresponding reduction in interest expenses.

	2025 <i>RMB'000</i>	2024 <i>RMB'000</i>	Y/Y%
Interest income on financial assets measured at amortised cost	(88,276)	(94,549)	-6.6%
Interest expense on bank loans	6,557	9,727	-32.6%
Interest expense on lease liabilities	24,180	28,471	-15.1%
Net finance income	<u>(57,539)</u>	<u>(56,351)</u>	<u>2.1%</u>

Share of profits/losses of associates and joint ventures

During the year, share of profits of associates amounted to RMB37.1 million, representing an increase of RMB48.1 million compared with the losses of RMB11.0 million for the year of 2024, which was mainly due to the reduced losses of certain associates of the Group.

During the year, share of profits of joint ventures amounted to RMB7.7 million, representing an increase of RMB8.4 million compared with the losses of RMB0.7 million for the year of 2024, which was mainly attributable to the reduced losses and increased profits of certain joint ventures of the Group.

Profit before taxation

During the year, profit before taxation reached RMB1,386.4 million, which increased by 29.5% from RMB1,070.6 million for the year of 2024. It was mainly due to the increase in profit brought by the expansion of the Group's operational scale and the improvement of operational management efficiency.

Income Tax

The income tax for the year was RMB445.5 million, which increased by 39.7% from RMB318.9 million for the year of 2024. It was mainly due to the increase in profit for the year, as well as the provision and accrual of withholding tax arising from dividend distributions to the Company's subsidiaries incorporated in Hong Kong. The effective income tax rate was 32.1%, representing an increase of 2.3 percentage points from 29.8% for the year of 2024. For the applicable tax rate of income tax, please refer to Note 6 to the consolidated financial statements on pages 25 to 28 of this announcement.

Profit for the year

Profit for the year was RMB940.8 million, representing an increase of 25.2% compared with the profit of RMB751.7 million from continuing operations in 2024, and representing an increase of 8.5% compared with the profit for the year of RMB867.4 million in 2024 (including discontinued operation).

Profit attributable to equity shareholders of the Company for the year was RMB880.2 million, representing an increase of 29.9% compared with RMB677.7 million of the profit attributable to equity shareholders from continuing operations in 2024, and representing an increase of 12.1% compared with RMB785.1 million of the profit attributable to equity shareholders in 2024 (including discontinued operation). It was mainly driven by increased profit arising from the expansion of the Group's operational scale and enhanced operational management efficiency.

Net profit margin for the year was 4.9%, representing an increase of 0.7 percentage point from the net profit margin from continuing operations of 4.2% in 2024.

Liquidity, reserves and capital structure

The Group maintained good financial condition during the year. The current assets as at 31 December 2025 amounted to RMB13,081.5 million, which increased by 3.4% compared with RMB12,649.3 million as at 31 December 2024. The Group's cash and cash equivalents amounted to RMB5,319.9 million as at 31 December 2025, which increased by 9.6% Y/Y compared with RMB4,853.9 million as at 31 December 2024, mainly due to the increase in net cash inflow from operating activities. During the year, in order to improve the return on capital, time deposits amounted to RMB1,686.6 million, representing an increase of 50.8% compared with RMB1,118.2 million as at 31 December 2024.

Net cash generated from operating activities amounted to RMB1,527.7 million during the year, which increased by 3.6% Y/Y from RMB1,474.7 million for the year of 2024. Net cash used in investing activities amounted to RMB191.2 million, which decreased by 62.0% compared with RMB503.3 million in 2024, mainly due to a reduction in cash used for the purchase of property, plant and equipment and placement of time deposits during the year. Net cash used in financing activities was RMB865.7 million, increased by 32.9% from RMB651.4 million in 2024. It was mainly due to an increase in cash used in the payments for dividends and shares repurchased during the year.

As at 31 December 2025, long-term loans amounted to RMB17.7 million, which were mainly borrowed by certain domestic non-wholly-owned subsidiaries of the Group from the banks for the day-to-day operational needs. The loan interest rate ranged from 2.80% to 4.45% (31 December 2024: 4.35% to 5.20%). As at 31 December 2025, such subsidiaries did not breach the financing covenants.

As at 31 December 2025, short-term loans amounted to RMB34.6 million, which were mainly borrowed by certain domestic subsidiaries of the Group from the banks for the day-to-day operational needs. The loan interest rate ranged from 2.11% to 2.60% (31 December 2024: 0% to 3.80%). As at 31 December 2025, such subsidiaries did not breach the financing covenants.

As at 31 December 2025, bank loans of approximately RMB52.3 million (31 December 2024: RMB64.9 million) were at fixed interest rates, and there were no bank loans at floating interest rates.

As at 31 December 2025, the debt ratio (total liabilities divided by total assets) of the Group was 52.4%, representing an increase of 0.7 percentage point compared with 51.7% as at 31 December 2024.

Investment properties, property, plant and equipment and right-of-use assets

As at 31 December 2025, investment properties, property, plant and equipment and right-of-use assets amounted to RMB970.0 million, which decreased by 21.1% from RMB1,230.0 million as at 31 December 2024, mainly because of the exit from certain commercial asset operation projects during the year.

Intangible assets

As at 31 December 2025, intangible assets amounted to RMB370.1 million, representing a decrease of 2.8% compared with RMB380.9 million as at 31 December 2024.

Trade and other receivables

As at 31 December 2025, trade and other receivables amounted to RMB5,893.2 million, representing an increase of 5.7% from RMB5,576.6 million as at 31 December 2024, which was mainly due to the increase in receivable balances brought by the growth in business scale. During the year, we also strengthened the assessment, management and control of repayment and further accelerated the rate of repayment.

Trade and other payables

As at 31 December 2025, trade and other payables amounted to RMB5,428.1 million, representing an increase of 9.2% from RMB4,972.1 million as at 31 December 2024, which was mainly due to the expansion of procurement volume resulting from the growth of business scale.

Lease liabilities

As at 31 December 2025, lease liabilities due within one year, which were included in current liabilities, were RMB126.7 million, representing a decrease of 20.7% from RMB159.8 million as at 31 December 2024. The lease liabilities due after one year, which were included in long-term lease liabilities, were RMB307.0 million, representing a decrease of 44.5% compared with RMB553.2 million as at 31 December 2024, which was mainly because of the exit from certain commercial asset operation projects during the year.

Property services — accounting for 71.2% of total revenue and 58.6% of total gross profit

Property services remain the Group's largest revenue and margin source. The Group has been mainly adopting the overall rationing system for service charging. Based on our management experience and cost control capability over the past 20 years, property services continuously provide us with stable revenue and profit, as well as good reputation, and is the cornerstone of the Group's implementation of its living services strategy. We will continue to strengthen our core fundamental services of "Security", "Maintenance", "Environmental" and "Greening", while effectively integrating the service contents of the Group's various product lines and empowering them with technology to drive the orderly and steady growth of this business segment. During the year:

- Revenue reached RMB13,644.1 million, representing an increase of 10.0% compared with RMB12,401.3 million for the year of 2024, which was mainly due to the revenue growth brought by the steady growth of the managed gross floor area (the "GFA").
- Gross profit reached RMB1,948.5 million, representing an increase of 14.5% from RMB1,701.6 million for the year of 2024.
- The managed GFA reached 566.1 million square meters ("sq.m."), representing an increase of 11.2% compared with 509.0 million sq.m. in 2024. During the year, through the market strategy of deepening and focusing on core cities, key regions and service formats, we have continuously strengthened and deepened the expansion of high-quality existing projects within the cities and increased the number and scale of projects delivered in the same year. At the same time, we have implemented the Deep Service system, and leveraged technology empowerment through the integration of "Property + AI" to enhance efficiency, continued to elevate service quality and property owners' service perception, thereby driving the steady growth of the managed GFA.
- Reserved GFA, as a major source of the future managed GFA, reached 330.8 million sq.m., representing a decrease of 7.4% compared with 357.2 million sq.m. in 2024. During the year, we prudently carried out the expansion of incremental markets, continued to strengthen our effort in developing high-quality existing projects within the cities, and optimized delivery control measures for incremental projects. Meanwhile, we proactively withdrew from some non-core cities and reserve projects with delivery risks, in order to minimize the possible delivery risks of the subsequent projects. We are of the view that quality reserved GFA provides a solid foundation for the sustainable growth of the Group's future performance. Going forward, the Group will continue to strictly control the access threshold for incremental projects, strengthen the process management and risk management of reserved GFA, so as to effectively safeguard the quality growth of the Group's revenue.

- Managed projects reached 3,823, covering 195 cities in 31 provinces, municipalities and autonomous regions in China.
- Regional distribution: as at 31 December 2025, our managed GFA and revenue by region were distributed as follows:

	2025		2024	
	% of managed GFA	% of total revenue	% of managed GFA	% of total revenue*
Hangzhou	16.6	31.2	16.6	30.7
Ningbo	6.8	5.7	7.0	6.3
Yangtze River Delta Region (exclude Hangzhou and Ningbo)	35.8	31.0	35.0	29.5
Bohai Economic Rim Region	15.5	13.3	15.6	12.9
Pearl River Delta Region	9.1	6.6	9.2	6.7
Others	16.2	12.2	16.6	13.9
	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>

* The relevant data have been restated, and please refer to Note 2(b)(i) to this announcement for details.

Community living services — accounting for 14.4% of total revenue and 18.6% of total gross profit

Community living services offer systematic product and service solutions based on the property owners' needs of a better life scene. They are an extension of property services and an important area for us to build an ideal community that integrates “recreation”, “learning”, “joy” and “longevity”.

During the year, the revenue from community living services was RMB2,756.3 million, representing an increase of 0.6% compared with RMB2,738.9 million in 2024. Among them:

- (1) Community products and services (accounting for 49.8% of the revenue from community living services): the revenue reached RMB1,372.0 million, representing an increase of 4.7% Y/Y compared with RMB1,310.3 million in 2024.
- (2) Home living services (accounting for 9.4% of the revenue from community living services): the revenue reached RMB260.5 million, representing a decrease of 34.2% Y/Y compared with RMB395.7 million in 2024.
- (3) Community space services (accounting for 13.1% of the revenue from community living services): the revenue reached RMB360.9 million, representing an increase of 23.3% Y/Y compared with RMB292.7 million in 2024.

- (4) Property asset management services (accounting for 24.1% of the revenue from community living services): the revenue reached RMB664.2 million, representing an increase of 4.6% Y/Y compared with RMB635.3 million in 2024.
- (5) Cultural and education services (accounting for 3.6% of the revenue from the community living services): the revenue reached RMB98.7 million, representing a decrease of 5.9% Y/Y compared with RMB105.0 million in 2024.

	2025		Y/Y %	2024	
	Revenue RMB'000	% of total revenue		Revenue RMB'000	% of total revenue
Community products and services	1,372,036	49.8	4.7	1,310,311	47.8
Home living services	260,495	9.4	-34.2	395,672	14.5
Community space services	360,884	13.1	23.3	292,734	10.7
Property asset management services	664,187	24.1	4.6	635,279	23.2
Cultural and education services	98,746	3.6	-5.9	104,950	3.8
Total	<u>2,756,348</u>	<u>100.0</u>	<u>0.6</u>	<u>2,738,946</u>	<u>100.0</u>

- Gross profit reached RMB617.5 million, representing an increase of 7.3% as compared with RMB575.7 million in 2024.

In light of the living needs of property owners, the Group continued to establish a living service platform with the integration of five ecosystems, including community retail, home living services, space services, asset operation and culture and education. During the year, we continued to optimize our service mix, focus on core ecosystems and enhance operating capacity based on strategic planning and actual conditions, of which:

- *Community products and services*

During the year, the Group relied on the support of the “Accessibility + Relationship” community retail system, and centering on the demand of basic living products, effectively made use of small programs, community pre-warehouse and community market to stimulate the vitality of the community direct selling system. During the year, by focusing on the living needs of property owners, we optimized our product portfolio, streamlined product SKU, continuously built core product competencies, and further enhanced the competitiveness and premium capability of our products. At the same time, we strengthened the collaborative development with the property services, focused on core service scenarios, and continued to provide customers with high-quality products and services through continuous innovation and resource integration.

— *Home living services*

The Group makes use of the “Four Seasons Living” home service platform to facilitate the integration of home living service products, through proprietary + business cooperation mode to build household service system, and through fixed-point teaching to achieve business, system and operation training to ensure due provision of the services landing. In terms of “property services + home based elderly care services”, the Group continues to promote the improvement of service operation capabilities, and forms three service modes, “Chun Yue Hui”* (椿悦薈) as the representative of the institutional elderly care operation, “Tao Ran Li”* (陶然里) as the representative of the health care community operation and “Chun Tian Li”* (椿天里) as the representative of home based elderly care operation. During the year, mainly due to the fact that Zhejiang Greentown Housing Service System Co., Ltd.* (浙江綠城房屋服務系統有限公司) was redesignated as a joint venture of the Group in April 2024 due to the adjustment of its management structure, the revenue of this segment decreased significantly compared with 2024.

— *Community space services*

The Group takes the public spaces of properties as the carrier and centers on the needs of property owners and clients for a better living atmosphere, provides them with one-stop comprehensive services including event planning, advertising design and release, as well as venue leasing or operation, making the spaces more vibrant and sustainable. During the year, through the effective integration of relevant business resources within the Group, we continuously expanded the boundaries of community space services, extending from property scenes to urban public space operation, brand IP creation and other services. We will also continue to optimize and upgrade the content of community space services to achieve the sustainable value of the space.

— *Property asset management services*

Based on the service value chain and the property owners' asset management service needs as the starting point, the Group deeply cultivated the community covered by property services, built a community asset management service system, and took replacement services, marketing services and asset management (such as parking space business) as the main service products. During the year, we continued to implement the multi-model expansion strategy, such as shared butlers and pipeline distribution, focused on advantageous projects, and continued to strengthen refine management. At the same time, relying on the brand influence and property service advantages of the Group, we will build a high-end brokerage brand, deepen the high-end residential market segments, and gradually promote the transformation of property asset management services through the broker partnership mechanism, parking agency sales and operation, and commercial agency operation mode, further shift to the direction of asset-light operation, reduce fixed cost and improve business quality.

— *Cultural and education services*

The Group continued to implement the multi-brand strategy in terms of childcare services through our three brand matrix: “Wonderful Garden Daycare Center + Lezhen Daycare Center + Montessori Academy Daycare Center”* (綠城奇妙園 + 普惠托育園 + 澳蒙國際園). We continuously built our core competitiveness in the high-end childcare sector by standardising “refined care”, making “Montessori courses” more effective, contextualizing “bilingual environments”, and emotionalizing “service stickiness”. At the same time, we actively collaborated with the government and the sub-district office to create high-quality and inclusive childcare centers right at our “doorstep”, obtained policy support, and explored innovative business models such as childcare for enterprises' employees and home based early education to expand service boundaries and continuously promote the development of the Group in cultural and education services.

Consulting services — accounting for 14.4% of total revenue and 22.8% of total gross profit

We continued to focus on the full life cycle of real estate, through the integration of high-quality resources, the construction of a standardised system and business innovation, and by fully leveraging our professional advantages in property services, we provided products and services in line with the service demands of customers at different stages, continuously creating and realizing the value for customers.

During the year, in order to more clearly reflect the business layout of the Group and considering the high overlap in customer bases between the Group's consulting services and technology services, we adjusted the classification of the main businesses: the technology services were classified under the management consulting services in the consulting services segment, and based on this, the relevant comparative figures of the consulting services for the year ended 31 December 2024 were restated.

- Revenue reached RMB2,763.9 million, representing an increase of 0.4% compared with RMB2,753.2 million in 2024.

	2025		YY %	2024	
	Revenue RMB'000	% of total revenue		Revenue RMB'000	% of total revenue
Project under construction services	2,142,486	77.5	1.3	2,115,033	76.8
Management consulting services	621,432	22.5	-2.6	638,182	23.2
Total	<u>2,763,918</u>	<u>100.0</u>	<u>0.4</u>	<u>2,753,215</u>	<u>100.0</u>

- Our gross profit increased by 3.0% to RMB756.3 million from RMB734.1 million in 2024.

- *Property Under Construction Services*

Our revenue reached RMB2,142.5 million, representing an increase of 1.3% compared with RMB2,115.0 million in 2024. During the year, we intensified the expansion of high-end projects in the core urban areas developed by our major clients, and continuously advanced services in extended fields such as administrative windows, exhibition halls and event receptions, providing effective supplements for the business growth. At the same time, we also attached great importance to the improvement of service capabilities. By optimizing service standards, intensifying training efforts, and implementing a job rotation and cultivation mechanism, we ensured the effective implementation of service standards and the continuous improvement of customer satisfaction, laying a solid foundation for business development.

— *Management Consulting Services*

Our revenue reached RMB621.4 million, representing a decrease of 2.6% compared with RMB638.2 million in 2024, which was mainly affected by the domestic real estate development market environment. We will continue to implement our city-focused deep cultivation strategy, further optimize our business structure, and keep refining our product capabilities to continue enhancing our core competitiveness and product replicability. At the same time, in light of market demands, we will enhance our capabilities in product design, value dissemination and business management, promote the transformation and upgrading of service products, build a sustainable development ecosystem, and facilitate the monetization of customer value.

FOREIGN EXCHANGE RISKS

The Group conducts substantially all of its businesses in China, with most of the transactions conducted in Renminbi. Therefore, the Group is exposed to limited foreign currency exchange rate risk. During the year, the Group has not employed any financial instruments for hedging purposes or engaged in any forward foreign exchange contracts for foreign exchange risk hedging purposes. The Group will continue to closely monitor its exposure to exchange rate and interest rate risks and actively explore foreign exchange hedging options with major banks, and may employ derivative financial instruments to hedge against risks when necessary.

TREASURY POLICY

To manage liquidity risk, the Board closely monitors the Group's liquidity position to ensure that the liquidity structure of the Group's assets, liabilities and other commitments can meet its funding requirements from time to time.

EMPLOYEES AND REMUNERATION POLICIES

The Group has established its human resources policies and systems to provide a wide range of training and personal development programmes to its employees. The remuneration package offered to the staff is in line with the duties and the prevailing market terms. Discretionary bonuses based on individual performance will be paid to employees and options will be granted as recognition of and reward for their contributions. Staff benefits, including pension, medical coverage, and provident funds are also provided to employees of the Group.

As at 31 December 2025, the Group had 51,785 employees, representing an increase of 6.9% compared with that of 2024. The total staff costs were RMB6,195.7 million, representing an increase of 7.1% compared with RMB5,787.3 million in 2024, which was mainly due to the increase in staff costs brought by the delivery of new projects of the Group and the rigid increase in manpower costs.

SHARE OPTION SCHEME

The Company adopted a share option scheme on 16 June 2023 (the “**2023 Share Option Scheme**”). For details, please refer to the circular of the Company dated 26 April 2023.

On 10 June 2025, the Company granted an aggregate of 19,227,680 share options to subscribe for the shares of the Company to senior management of the Company and employees of the Group, subject to acceptance of the grantees, under the 2023 Share Option Scheme. For further details, please refer to the announcement of the Company dated 10 June 2025.

PLEGGED ASSETS OF THE GROUP

As at 31 December 2025, a subsidiary of the Group had borrowed RMB5.0 million from a bank for the purchase of the office building, and has secured it by the purchased property (the carrying amount was RMB10.8 million) as collateral.

Save as disclosed above, during the year, there was no other pledged asset of the Group.

SIGNIFICANT INVESTMENTS

The Group did not have any significant investments during the year.

MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

The Group did not have any material acquisitions or disposals of subsidiaries, associates or joint ventures during the year.

FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

As at 31 December 2025, the Group did not have any future plans for material investments and capital assets.

CONTINGENT LIABILITIES

Save as disclosed in this announcement, the Group did not have any other significant contingent liabilities as at 31 December 2025.

SUBSEQUENT EVENTS

Save as disclosed in this announcement, there was no important event which might affect the Group after 31 December 2025 and up to the date of this announcement.

DIVIDEND DISTRIBUTION

At the Board meeting held on 20 March 2026, the Board recommended the payment of a final dividend for 2025 of HK\$0.16 per share and a special dividend of HK\$0.08 per share (2024: a final dividend of HK\$0.13 per share and a special dividend of HK\$0.07 per share), subject to approval by the shareholders of the Company (the “**Shareholders**”) at the annual general meeting of the Company (the “**AGM**”) to be held on 18 June 2026.

The final dividend and the special dividend will be paid on or before 9 July 2026.

ANNUAL GENERAL MEETING

The AGM will be held on 18 June 2026 and a notice convening the AGM will be published and/or sent to the Shareholders in the manner as required by the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) in due course.

CLOSURE OF REGISTER OF MEMBERS

- (1) For the purpose of determining the qualification of the Shareholders to attend and vote at the AGM, the register of members of the Company will be closed from 15 June 2026 to 18 June 2026, both days inclusive. The record date for determining the Shareholders’ eligibility to attend and vote at the AGM will be 18 June 2026. In order to qualify to attend and vote at the AGM, all transfer documents accompanied by the relevant share certificates are required to be lodged with the Company’s 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 for registration not later than 4:30 p.m. on 12 June 2026.
- (2) For the purpose of determining the entitlement to the proposed final dividend and the special dividend (subject to the approval of the Shareholders at the AGM), the register of members of the Company will be closed from 25 June 2026 to 26 June 2026, both days inclusive. The record date for determining the Shareholders’ eligibility to receive the proposed final dividend and the special dividend will be 26 June 2026. In order to qualify for the entitlement to the proposed final dividend and the special dividend, unregistered holders of the shares of the Company are required to lodge all transfer documents accompanied by the relevant share certificates with the Company’s 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 for registration not later than 4:30 p.m. on 24 June 2026.

CORPORATE GOVERNANCE PRACTICE

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of the Shareholders and to enhance corporate value and accountability. The Company has adopted the Corporate Governance Code (the “**Corporate Governance Code**”) contained in Appendix C1 to the Listing Rules as its own code of corporate governance.

During the year ended 31 December 2025, the Company was in compliance with all applicable code provisions set out in the Corporate Governance Code, and has adopted most of the recommended best practices set out in the Corporate Governance Code.

AUDIT COMMITTEE AND REVIEW OF ANNUAL RESULTS

The Company has established the audit committee (the “**Audit Committee**”). The Audit Committee currently consists of four members, namely Mr. Poon Chiu Kwok (Chairman), who acts as a professional accountant with related financial expertise, Mr. Wong Ka Yi, Mr. Li Feng and Mr. Jia Shenghua, and all of them are independent non-executive Directors. The primary duties of the Audit Committee are to review and supervise the Company’s financial reporting process, risk management and internal controls, and to perform other duties and responsibilities as assigned by the Board.

The consolidated financial statements of the Group for the year ended 31 December 2025 have been reviewed by the Audit Committee.

The financial figures in respect of the Group’s consolidated statement of financial position, consolidated statement of profit or loss and other comprehensive income, consolidated cash flow statement and the related notes thereto for the year ended 31 December 2025 as set out in the preliminary announcement have been compared by the Group’s auditor, KPMG, Certified Public Accountants, to the amounts set out in the Group’s consolidated financial statements for the year and the amounts were found to be in agreement. The work performed by KPMG in this respect did not constitute an audit, review or other assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by the auditor.

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 own code of conduct regarding securities transactions by the Directors. Specific enquiry has been made to all Directors and each of the Directors has confirmed that he/she has complied with the provisions set out in the Model Code throughout the year ended 31 December 2025.

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

During the year ended 31 December 2025, the Company has repurchased a total of 31,946,000 shares on the Stock Exchange with an aggregate amount of HK\$132,175,624.56. Of these, 17,170,000 shares together with the 2,860,000 shares repurchased by the Company from 24 December 2024 to 31 December 2024, totalling 20,030,000 shares, were cancelled on 8 May 2025.

Details of the shares repurchased during the year ended 31 December 2025 are set out as follows:

Month of repurchase	No. of shares repurchased by the Company	Price per share		Aggregate consideration paid HK\$
		Highest HK\$	Lowest HK\$	
January 2025	17,170,000	3.92	3.64	64,954,223.11
October 2025	1,470,000	4.68	4.47	6,769,963.32
November 2025	3,858,000	4.89	4.35	17,932,499.89
December 2025	9,448,000	4.70	4.35	42,518,938.24

Save as disclosed above, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company’s listed securities (including sale of treasury shares, if any). As at 31 December 2025, the Company held 14,776,000 treasury shares.

PUBLICATION OF ANNUAL RESULTS ANNOUNCEMENT AND ANNUAL REPORT

This annual results announcement is published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.lvchengfuwu.com). The annual report of the Company for the year ended 31 December 2025 containing all the information required by the Listing Rules will be sent to the Shareholders and published on the above websites in due course.

By Order of the Board
Greentown Service Group Co. Ltd.
Yang Zhangfa
Chairman

20 March 2026

As at the date of this announcement, the executive Directors are Mr. Yang Zhangfa (Chairman) and Ms. Jin Keli; the non-executive Directors are Mr. Shou Bainian, Ms. Xia Yibo and Mr. Song Hailin; and the independent non-executive Directors are Mr. Poon Chiu Kwok, Mr. Wong Ka Yi, Mr. Li Feng and Mr. Jia Shenghua.

* *For identification purposes only*