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Xingye Wulian Service Group Co. Ltd.

興業物聯服務集團有限公司

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 9916)

ANNOUNCEMENT OF ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2024

FINANCIAL HIGHLIGHTS

- Revenue was approximately RMB359.1 million for the year ended 31 December 2024 (“**Year**”), remains fairly stable as compared to that of approximately RMB358.9 million for the year ended 31 December 2023.
- Gross profit for the Year was approximately RMB107.2 million, representing an increase of approximately 10.3% as compared to that of approximately RMB97.2 million for the year ended 31 December 2023.
- Profit attributable to equity holders of the Company, was approximately RMB45.1 million for the Year, representing an increase of approximately 12.2% as compared to that of approximately RMB40.2 million for the year ended 31 December 2023.
- Basic earnings per share for the Year was approximately RMB11.3 cents as compared to that of approximately RMB10.0 cents for the year ended 31 December 2023.

RESULTS

The board (the “**Board**”) of directors (the “**Director(s)**”) of Xingye Wulian Service Group Co. Ltd. (the “**Company**”) hereby announces the consolidated results of the Company and its subsidiaries (collectively the “**Group**”, “**we**”, “**our**” or “**us**”) for the Year together with the comparative figures for the year ended 31 December 2023 as set out in this announcement.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

Year ended 31 December 2024

	<i>Notes</i>	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Revenue	4	359,074	358,943
Cost of services		<u>(251,922)</u>	<u>(261,724)</u>
Gross profit		107,152	97,219
Other income, other gains and losses, net	5	427	5,707
Selling and marketing expenses		(1,661)	(2,371)
Administrative expenses		(39,056)	(42,218)
Impairment losses on financial and contract assets		(5,772)	(1,342)
Finance costs	6	<u>(107)</u>	<u>(120)</u>
Profit before tax	7	60,983	56,875
Income tax expense	8	<u>(15,916)</u>	<u>(16,694)</u>
Profit for the year		<u>45,067</u>	<u>40,181</u>
Profit for the year attributable to:			
Equity holders of the Company		45,053	40,173
Non-controlling interests		14	8
		<u>45,067</u>	<u>40,181</u>
Earnings per share attributable to equity holders of the Company			
Basic and diluted	10	<u>RMB 11.26 cents</u>	<u>RMB 10.04 cents</u>

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Other comprehensive income (loss) for the year		
<i>Item that will not be reclassified subsequently to profit or loss:</i>		
Currency translation differences	2,977	3,356
<i>Item that may be reclassified subsequently to profit or loss:</i>		
Exchange differences on translation of foreign operations	<u>(3,103)</u>	<u>(2,004)</u>
Total other comprehensive (loss) income for the year	<u>(126)</u>	<u>1,352</u>
Total comprehensive income for the year	<u>44,941</u>	<u>41,533</u>
Total comprehensive income attributable to:		
Equity holders of the Company	44,927	41,525
Non-controlling interests	<u>14</u>	<u>8</u>
	<u>44,941</u>	<u>41,533</u>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

31 December 2024

	<i>Notes</i>	2024 RMB'000	2023 <i>RMB'000</i>
Non-current assets			
Property, plant and equipment		205,443	188,536
Right-of-use assets		1,794	2,139
Deferred tax assets		2,190	1,261
		<u>209,427</u>	<u>191,936</u>
Current assets			
Properties under development	<i>11</i>	140,973	130,738
Trade receivables	<i>12</i>	55,717	99,675
Contract assets	<i>13</i>	41,147	39,202
Prepayment, other receivables and other assets		42,739	25,232
Restricted bank deposits		2,188	1,587
Cash and cash equivalents		223,944	210,684
		<u>506,708</u>	<u>507,118</u>
Current liabilities			
Trade payables	<i>14</i>	24,302	54,959
Other payables and accruals	<i>15</i>	88,988	96,079
Contract liabilities	<i>16</i>	96,555	85,423
Tax payable		906	384
Provisions		1,887	827
Lease liabilities		343	1,107
		<u>212,981</u>	<u>238,779</u>
Net current assets		<u>293,727</u>	<u>268,339</u>
Total assets less current liabilities		<u>503,154</u>	<u>460,275</u>

	<i>Notes</i>	2024 RMB'000	2023 <i>RMB'000</i>
Non-current liabilities			
Provisions		998	2,717
Lease liabilities		1,595	1,938
Deferred tax liabilities		590	590
		<u>3,183</u>	<u>5,245</u>
NET ASSETS		<u>499,971</u>	<u>455,030</u>
Capital and reserves			
Share capital	<i>17</i>	3,572	3,572
Reserves		496,354	451,427
		<u>499,926</u>	<u>454,999</u>
Equity attributable to equity holders of the Company		499,926	454,999
Non-controlling interests		45	31
		<u>499,971</u>	<u>455,030</u>
TOTAL EQUITY		<u>499,971</u>	<u>455,030</u>

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

31 December 2024

1. CORPORATE AND GROUP INFORMATION

Xingye Wulian Service Group Co. Ltd. (the “**Company**”) is an exempted company with limited liability incorporated under the laws of the Cayman Islands. The Company’s share were listed on the Main Board of the Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 9 March 2020 (the “**Listing Date**”). The address of the registered office of the Company and the address of its principal place of business are located at Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands and 24th Floor, Wyndham Place, 40-44 Wyndham Street, Central, Hong Kong respectively. The Company is an investment holding company. The Company and its subsidiaries are herein collectively referred to as the “**Group**”.

The Group is principally engaged in property management and value-added services, property engineering services and property development. The revenue of property management and value-added services mainly comes from properties under management, which were developed by the Group’s related parties – Ever Diamond Global Company Limited and its subsidiaries (collectively, “**Ever Diamond Group**”), Zensun Enterprises Limited and its subsidiaries (collectively, “**Zensun Enterprises Group**”) and Henan Zensun Corporate Development Group Co., Ltd. and its subsidiaries (collectively, “**Zensun Development Group**”).

2. BASIS OF PREPARATION

The consolidated financial statements have been prepared in accordance with IFRS Accounting Standards, which collective term includes all applicable individual IFRS Accounting Standards, IAS Standards and IFRIC Interpretations issued by the International Accounting Standards Board and the disclosure requirements of the Hong Kong Companies Ordinance. The consolidated financial statements also comply with the applicable disclosure requirements under the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”).

The consolidated financial statements have been prepared on a basis consistent with the accounting policies adopted in the 2023 consolidated financial statements except for the adoption of the new/revised IFRS Accounting Standards that are relevant to the Group and effective from the current year as set out below. The consolidated financial statements are presented in Renminbi (“**RMB**”) and all values are rounded to the nearest thousand, unless otherwise indicated.

The Group has applied, for the first time, the following new/revised IFRS Accounting Standards that are relevant to the Group:

Amendments to IAS 1	<i>Classification of Liabilities as Current or Non-current</i>
Amendments to IAS 1	<i>Non-current Liabilities with Covenants</i>
Amendments to IAS 7 and IFRS 7	<i>Supplier Finance Arrangements</i>
Amendments to IFRS 16	<i>Lease Liability in a Sale and Leaseback</i>

The adoption of the above revised IFRS Accounting Standards has had no significant financial effect on the consolidated financial statements.

3. SEGMENT REPORTING

The executive directors have been identified as the chief operating decision makers to evaluate the performance of operating segments and to allocate resources to those segments. Based on risks and returns and the Group's internal financial reporting, the executive directors consider that the operating segments of the Group comprise:

- (i) Property management and value-added services;
- (ii) Property engineering services;
- (iii) Property development; and
- (iv) Others (*Note*).

Note: "Others" comprises online group-buying services, charging pile services and club house services (including catering and ancillary services) as well as intermediary services (including real estate leasing and selling intermediaries service, and renovation intermediaries service).

In addition, the executive directors consider that the Group's place of domicile is the PRC, where the central management and control is located.

Segment results, which are the measures reported to the chief operating decision makers for the purposes of resources allocation and assessment of segment performance, represent the profit earned or loss incurred by each segment without allocation of certain head office income and expenses.

All assets are allocated to operating segments other than certain bank and cash balances and certain other receivables as these assets are managed on a group basis.

All liabilities are allocated to operating segments other than certain other payables and deferred tax liability as these liabilities are managed on a group basis.

3. SEGMENT REPORTING (CONTINUED)

Year ended 31 December 2024

	Property management and value- added services <i>RMB'000</i>	Property engineering services <i>RMB'000</i>	Property development <i>RMB'000</i>	Others <i>RMB'000</i>	Consolidated <i>RMB'000</i>
Segment revenue	<u>302,826</u>	<u>20,947</u>	<u>–</u>	<u>35,301</u>	<u>359,074</u>
Segment results	<u>65,029</u>	<u>(6,970)</u>	<u>(351)</u>	<u>5,511</u>	<u>63,219</u>
Unallocated income					<u>406</u>
Unallocated expenses					<u>(2,642)</u>
Profit before tax					<u><u>60,983</u></u>

Year ended 31 December 2023

	Property management and value- added services <i>RMB'000</i>	Property engineering services <i>RMB'000</i>	Property development <i>RMB'000</i>	Others <i>RMB'000</i>	Consolidated <i>RMB'000</i>
Segment revenue	<u>278,245</u>	<u>40,469</u>	<u>–</u>	<u>40,229</u>	<u>358,943</u>
Segment results	<u>64,533</u>	<u>(7,161)</u>	<u>–</u>	<u>4,416</u>	<u>61,788</u>
Unallocated income					<u>1</u>
Unallocated expenses					<u>(4,914)</u>
Profit before tax					<u><u>56,875</u></u>

3. SEGMENT REPORTING (CONTINUED)

Segments assets and liabilities

An analysis of the Group's assets and liabilities by operating segments is set out below:

As at 31 December 2024

	Property management and value- added services RMB'000	Property engineering services RMB'000	Property development RMB'000	Others RMB'000	Unallocated RMB'000	Consolidated RMB'000
Total assets	<u>272,161</u>	<u>84,478</u>	<u>352,763</u>	<u>4,892</u>	<u>1,841</u>	<u>716,135</u>
Total liabilities	<u>170,030</u>	<u>31,693</u>	<u>2,282</u>	<u>6,165</u>	<u>5,994</u>	<u>216,164</u>
Additional segment information:						
Additions in property, plant and equipment	47	–	17,136	1,757	–	18,940
Depreciation of property, plant and equipment	242	2	14	1,775	–	2,033
Depreciation of right-of-use assets	345	–	–	–	–	345
Impairment losses on financial and contract assets	<u>1,393</u>	<u>4,329</u>	<u>–</u>	<u>50</u>	<u>–</u>	<u>5,772</u>

As at 31 December 2023

	Property management and value- added services RMB'000	Property engineering services RMB'000	Property development RMB'000	Others RMB'000	Unallocated RMB'000	Consolidated RMB'000
Total assets	<u>252,857</u>	<u>107,605</u>	<u>319,833</u>	<u>15,289</u>	<u>3,470</u>	<u>699,054</u>
Total liabilities	<u>174,622</u>	<u>44,883</u>	<u>8,323</u>	<u>9,127</u>	<u>7,069</u>	<u>244,024</u>
Additional segment information:						
Additions in property, plant and equipment	192	–	180,231	5,699	–	186,122
Depreciation of property, plant and equipment	271	28	–	890	–	1,189
Depreciation of right-of-use assets	345	–	–	–	–	345
Impairment losses on financial and contract assets	<u>267</u>	<u>1,071</u>	<u>–</u>	<u>4</u>	<u>–</u>	<u>1,342</u>

Geographical information

Since the Group has operations in the PRC only, no further operating geographical information analysis is presented.

Information about major customers

Revenue of approximately RMB19,688,000 and RMB13,258,000 (2023: RMB17,346,000 and RMB26,260,000) respectively were derived from provision of property management and value-added services and property engineering services to a group of entities which is controlled by Zensun Enterprises Group.

Except for those mentioned above, there was no single customer from which the revenue amounted to 10% or more of the Group's total revenue at the end of the reporting period.

4. REVENUE

Revenue is analysed by category as follows:

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Revenue from Contracts with Customers within IFRS 15		
Type of services		
Property management and value-added services	302,826	278,245
Property engineering services	20,947	40,469
Club house services	14,919	18,258
Charging pile services	14,224	8,593
Intermediary services	3,295	11,328
Others	2,863	2,050
	<u>359,074</u>	<u>358,943</u>
Timing of revenue recognition		
A point of time		
– Value-added services	5,498	4,097
– Club house services	14,919	18,258
– Charging pile services	14,224	8,593
– Intermediary services	3,295	11,328
– Others	2,863	2,050
Over time		
– Property management	297,328	274,148
– Property engineering services	20,947	40,469
	<u>359,074</u>	<u>358,943</u>

5. OTHER INCOME, OTHER GAINS AND LOSSES, NET

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Other income		
Government grant (<i>Note</i>)	77	5,946
Interest income	176	784
Sundry income	177	–
Other gains and losses, net		
Foreign exchange differences, net	<u>(3)</u>	<u>(1,023)</u>
	<u>427</u>	<u>5,707</u>

Note: Government grants relate to income that are received or receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs. These government grants are recognised in profit or loss in the period in which they become receivable. In the opinion of the management of the Group, there were no unfulfilled conditions or contingencies relating to these grants.

6. FINANCE COSTS

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Interest expense on lease liabilities	<u>107</u>	<u>120</u>

7. PROFIT BEFORE TAX

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
This is stated after charging:		
Staff costs, including directors' remuneration		
Salaries, allowances and other short-term employee benefits	76,472	57,537
Contributions to defined contribution plans	<u>8,639</u>	<u>5,714</u>
	<u>85,111</u>	<u>63,251</u>

Other items

Auditor's remuneration		
– audit services	920	800
– non-audit services	80	300
Cost of services provided (<i>Note</i>)	251,922	261,724
Depreciation of property, plant and equipment (included in “Cost of services” and “Administrative expenses”, as appropriate)	2,033	1,189
Depreciation of right-of-use assets (included in “Cost of services” and “Administrative expenses”, as appropriate)	345	345
Impairment losses on financial and contract assets	5,772	1,342
Research and development expenses (included in “Administrative expenses”)	<u>2,429</u>	<u>4,252</u>

Note: Cost of services provided included approximately RMB60,352,000 (2023: RMB44,837,000) relating to aggregate amount of certain staff costs and depreciation, including which were included in the respective amounts as disclosed above.

8. TAXATION

The Group is subject to income tax on an entity basis on profits arising in or derived from the jurisdictions in which members of the Group are domiciled and operate.

Hong Kong Profits Tax at the rate of 16.5% has not been provided as the Group entities' had no assessable profits arising from Hong Kong for the years ended 31 December 2024 and 2023.

The Group's entities established in the Cayman Islands and the BVI are exempted from the payment of income tax of the respective jurisdictions.

8. TAXATION (CONTINUED)

Pursuant to the Enterprise Income Tax Law of the PRC and the respective regulations, except for Anyang Yuexing Property Management Co., Ltd.* (安陽悅興物業管理有限公司) (“**Anyang Yuexing**”), Nanyang Jinfu Property Management Co., Ltd.* (南陽金福物業管理有限公司), Henan Zhengshang Jinyuan Hotel Management Co., Ltd.* (河南正商金緣飯店管理有限公司) (“**Zhengshang Jinyuan**”) and Henan Zhengshang Xingyuan Hotel Management Co., Ltd.* (河南正商興緣飯店管理有限公司) (2023: Henan Zhengshang Haoshenghuo Service Co., Ltd.* (河南正商好生活服務有限公司), Anyang Yuexing and Zhengshang Jinyuan) which enjoyed a preferential enterprise tax rate of 5% and Henan Wuxiang Intelligent Technology Co., Ltd.* (河南物象智能科技有限公司) (“**Wuxiang Intelligent**”) (2023: Wuxiang Intelligent) which enjoyed a preferential tax rate of 15% as High and New Technology Enterprise during the reporting period, the subsidiaries which operate in the PRC are subject to enterprise income tax at a rate of 25% on the taxable income.

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Current tax		
PRC Enterprise Income Tax	16,845	16,655
Deferred tax		
Origination and reversal of temporary difference	(929)	39
	<u>15,916</u>	<u>16,694</u>

9. DIVIDENDS

The board of directors does not recommend the payment of a final dividend for the years ended 31 December 2024 and 2023.

10. EARNINGS PER SHARE

The calculation of the basic earnings per share amount is based on the profit for the year attributable to ordinary equity holders of the parent, and the weighted average number of ordinary shares of 400,000,000 (2023: 400,000,000) in issue during the year ended 31 December 2024.

The Group had no potentially dilutive ordinary shares in issue during the years ended 31 December 2024 and 2023.

The calculation of basic earnings per share is based on:

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Earnings		
Profit attributable to ordinary equity holders of the parent used in the basic earnings per share calculation	<u>45,053</u>	<u>40,173</u>
	Number of shares	
	2024	2023
Shares		
Weighted average number of ordinary shares in issue during the year used in the basic earnings per share calculation	<u>400,000,000</u>	<u>400,000,000</u>

11. PROPERTIES UNDER DEVELOPMENT

Properties under development are all situated in the PRC. The Group carried out assessment on net realisable value at the end of the reporting period and compared the cost and its realisable value and there was no write-down to the net realisable value of properties under development during the year ended 31 December 2024.

Properties under development are classified as current assets as the construction period of the relevant property development project is expected to be completed in the normal operating cycle. The Group is expected to recover properties under development after the completion of the property which is estimated to be by the end of 2025.

12. TRADE RECEIVABLES

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Trade receivables from third parties	29,436	28,114
Less: Loss allowance	(914)	(752)
	<u>28,522</u>	<u>27,362</u>
Trade receivables from related parties	30,228	74,065
Less: Loss allowance	(3,033)	(1,752)
	<u>27,195</u>	<u>72,313</u>
	<u>55,717</u>	<u>99,675</u>

The Group's trading terms for rendering property management, charging pile services, online group-buying services and value-added services with its customers mainly require payment in advance. The trading terms for property engineering services, club house services, including catering and ancillary services are mainly on credit and the credit period is generally within 30 days. The Group seeks to maintain strict control over its outstanding receivables and to minimise credit risk. Overdue balances are reviewed regularly by senior management. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Trade receivables are non-interest-bearing.

At the end of the reporting period, the ageing analysis of the trade receivables (net of loss allowance) by invoice date is as follows:

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Within 1 year	39,946	52,585
1 to 2 years	14,111	42,863
2 to 3 years	1,523	4,040
3 to 4 years	137	187
	<u>55,717</u>	<u>99,675</u>

13. CONTRACT ASSETS

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Contract assets arising from provision of property engineering services	45,810	39,536
Less: Loss allowance	<u>(4,663)</u>	<u>(334)</u>
	<u>41,147</u>	<u>39,202</u>

Contract assets are initially recognised for revenue earned from property engineering services as the receipt of consideration is conditional on certain milestones or successful completion of construction. Upon the milestones or completion of construction and acceptance by the customer, the amounts recognised as contract assets are reclassified to trade receivables. The Group's trading terms and credit policy with customers are disclosed in Note 12. The increase in contract assets during the reporting period was mainly because the property engineering services have not obtained the client's acceptance on certain milestones or successful completion of construction. Contract assets, that are not expected to be settled within the Group's normal operating cycle, are classified as current and non-current based on expected settlement dates.

Included in contract assets were amounts due from related parties stated at gross carrying amount of RMB45,810,000 as at 31 December 2024 (2023: RMB39,536,000).

14. TRADE PAYABLES

At the end of the reporting period, the ageing analysis of the trade payables by invoice date is as follows:

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Within 1 year	21,245	51,856
Over 1 year	<u>3,057</u>	<u>3,103</u>
	<u>24,302</u>	<u>54,959</u>

The trade payables are non-interest-bearing and are normally settled in less than three months. The carrying amounts of trade payables approximate to their fair values.

15. OTHER PAYABLES AND ACCRUALS

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Payroll payables	12,341	10,285
Tax payables other than income tax	12,536	13,259
Amounts due to related parties	12,511	14,687
Deposits	13,555	13,075
Other payables	<u>38,045</u>	<u>44,773</u>
	<u>88,988</u>	<u>96,079</u>

The amounts due to related parties were non-trade in nature, non-interest bearing and repayable on demand. The carrying amounts of financial liabilities included in other payables and accruals approximate to their fair values.

16. CONTRACT LIABILITIES

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Advances received from customers:		
Charging pile services	2,639	2,309
Property management and value-added services	89,836	80,315
Property engineering services	4,080	2,799
	96,555	85,423

Included in contract liabilities were amounts due to related parties of RMB4,080,000 as at 31 December 2024 (2023: RMB2,799,000). The increase in contract liabilities during the reporting period was mainly due to the increase in advances from customers of property management services.

17. SHARE CAPITAL

	Number of shares '000	<i>RMB'000</i>
Ordinary shares of HK\$0.01 each		
Authorised:		
At 1 January 2023, 31 December 2023 and 31 December 2024	10,000,000	89,858
Issued and fully paid:		
At 1 January 2023, 31 December 2023 and 31 December 2024	400,000	3,572

All the shares issued during the year rank pari passu with other shares in issue in all respects.

18. RELATED PARTY TRANSACTIONS

(a) Related party transactions

In addition to the transactions detailed elsewhere in the consolidated financial statements, the Group had the following transactions with related parties during the year:

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Sales of services or products:		
Property management and value-added services rendered to related parties	33,195	30,264
Property engineering services rendered to related parties	19,754	39,412
Property construction services provided by a related party	27,184	–
	80,133	69,676

18. RELATED PARTY TRANSACTIONS (CONTINUED)

(a) Related party transactions (Continued)

Notes:

- (i) The sales of services rendered to the related parties were based on agreements mutually agreed by both parties.
- (ii) The Group was engaged in the provision of property management and value-added services and property engineering services to Ever Diamond Group, Zensun Enterprises Group and Zensun Development Group, while the Group engaged Zensun Development Group to provide property construction services to the Group.

Ever Diamond Global Company Limited and Zensun Enterprises Limited are ultimately owned as to 100% and 71.99% by a discretionary trust established by Ms. Huang as settlor and protector as at the date of this announcement. As Ms. Huang is the mother of Ms. Zhang, the non-executive director of the Company, both Zensun Enterprises Group and Ever Diamond Group are connected entities of Ms. Zhang. Additionally, the Zensun Development Group are entities controlled by Ms. Zhang.

The related party transactions in respect of property management and value-added services rendered to related parties and property engineering services rendered to related parties above also constitute continuing connected transactions as defined in Chapter 14A of the Listing Rules.

All of the transactions above were carried out in the normal course of the Group's business and on terms as agreed between the transaction parties.

(b) Related party balances

During the year ended 31 December 2024, Henan Xingye Internet of Things Management Technology Co., Ltd.* (河南興業物聯網管理科技有限公司) (“**Xingye IOT Management**”), a subsidiary of the Company, signed a debt transfer agreement with certain related parties to transfer the receivable collection rights to or payable settlement obligation from certain related parties. Those certain related parties are all controlled by Ms. Huang or Ms. Zhang. After the completion of the transfer, Xingye IOT Management would settle the rest of receivables or payables with certain related parties on a net basis after offsetting.

During the year ended 31 December 2023, Xingye IOT Management, signed a debt transfer agreement with certain related parties to transfer the receivable collection rights due from those related parties to Henan Zensun Real Estate Co., Ltd.* (河南正商置業有限公司) (“**Zensun Real Estate**”), another related party of the Group. After the completion of the transfer, Xingye IOT Management would settle the rest of receivables or payables with Zensun Real Estate on a net basis after offsetting.

Details of the Group's outstanding balances of trade receivables, contract assets, other payables, contract liabilities and amounts with related parties are disclosed in Notes 12, 13, 15 and 16, respectively. These related parties are controlled by the shareholders of the Company.

The trade receivables, contract assets, other payables, contract liabilities and amounts with related parties due from/to related parties are unsecured and interest free.

MANAGEMENT DISCUSSION AND ANALYSIS

Business Overview

Established in 1999, we are a reputable property management service provider in Henan Province with a particular focus on offering property management and value-added services. We provide a wide range of property management services which include, among others, security, cleaning, greening and gardening, parking space management, repair and maintenance for common areas and customer services, and value-added services which include repair and maintenance for exclusive use areas, renovation waste clearance, intermediary leasing services, etc. We also provide our customers with property engineering services which include the planning, design and installation of security and surveillance systems, access control systems, carpark management systems and construction site management systems, in order to enhance the quality of the property management systems of our customers.

During the Year, our Group continued its business strategies to diversify its portfolio of pipeline properties in both non-residential properties and residential properties in provision of property management and value-added services. Thus, our portfolio of properties under management expanded during the Year from gross floor area (“GFA”) of approximately 8.5 million sq.m. as at 31 December 2023 to approximately 11.0 million sq.m. as at 31 December 2024. As at 31 December 2024, our portfolio of contracted properties covered GFA of approximately 15.1 million sq.m. in aggregate.

During the Year, we have entered into 57 new property engineering contracts with an aggregated contract amount of approximately RMB37.4 million. As at 31 December 2024, the total contract sum for contracted engineering services with remaining performance obligations amounted to contract sum for RMB49.7 million, which will contribute to our Group’s revenue in the future.

Apart from property management and value-added services and property engineering services, we are increasing our input on charging pile services to build more and more charging stations in the area of both non-residential properties and residential properties.

In line with the strategic review of the Company’s business and seeing the opportunity in the property construction industry in the PRC, in 2023, our Group acquired Henan Zheng Zhi Yue Real Estate Co., Ltd* (河南正之悦置業有限公司) (“**Zheng Zhi Yue**”), in order to develop its property development business. As at 31 December 2024, the Group (through Zheng Zhi Yue) held a property under development, namely the Zhengzhou Zensun Centre Project located in East Ruyi Road West and South Ruyi River West 1st Street, Zhengzhou City, Henan Province, the PRC, with a total site area of approximately 14,923.11 sq.m. and GFA of approximately 44,655.14 sq.m. The Zhengzhou Zensun Centre Project is at the construction stage and involves the development of a hotel and saleable commercial units. As at the date of this announcement, the Zhengzhou Zensun Centre Project has completed the main construction work. The construction of the Zhengzhou Zensun Centre Project is expected to be completed by the end of 2025.

FINANCIAL REVIEW

Revenue

Our Group’s revenue was primarily generated from (i) property management and value-added services; and (ii) property engineering services.

For the Year, our Group’s total revenue was approximately RMB359.1 million, which was fairly stable as compared to approximately RMB358.9 million for the year ended 31 December 2023. Such changes was primarily resulted from the increase in segment revenue from property management services while offset by the decrease in segment revenue from property engineering services.

The following table sets out the breakdown of our revenue by type of services during the years:

	2024		2023	
	<i>RMB’000</i>	%	<i>RMB’000</i>	%
Property management and value-added services				
– Property management services	297,328	82.8	274,148	76.4
– Value-added services	5,498	1.5	4,097	1.1
	302,826	84.3	278,245	77.5
Property engineering services	20,947	5.9	40,469	11.3
Others (<i>Note</i>)	35,301	9.8	40,229	11.2
Total	359,074	100.0	358,943	100.0

Note: “Others” comprises online group-buying services, charging pile services and club house services (including catering and ancillary services) as well as intermediary services (including real estate leasing and selling intermediaries service, and renovation intermediaries service).

The following table sets out the breakdown of our revenue generated from a person(s) or company(ies) who/which is or are independent of and not connected with our Company and our connected persons and related parties (“**Independent Third Parties**”) and our related parties during the years:

	2024		2023	
	<i>RMB’000</i>	%	<i>RMB’000</i>	%
Independent Third Parties	306,125	85.3	289,267	80.6
Related parties	52,949	14.7	69,676	19.4
Total	359,074	100.0	358,943	100.0

Property management and value-added services

Our Group's revenue generated from property management and value-added services increased by approximately RMB24.6 million or 8.8% from approximately RMB278.2 million for the year ended 31 December 2023 to approximately RMB302.8 million for the Year. This increase was primarily resulted from: (i) the expansion of properties under management through continuous expansion of diversified property portfolio of both non-residential and residential properties of which led to an increase in revenue generated from property management services of approximately RMB23.2 million, and (ii) the expansion of value-added services which includes, for examples, provision of cooling services and garbage cleaning services, which led to an increase in revenue generated from value-added services of approximately RMB1.4 million.

Property engineering services

Revenue from property engineering services has decreased from approximately RMB40.5 million for the year ended 31 December 2023 to approximately RMB20.9 million for the Year, representing a decrease in revenue of approximately RMB19.6 million or 48.4%. Such decrease was mainly affected by the sustained downturn of the real estate market which led to lower demand of our services.

Others

Other revenue decreased from approximately RMB40.2 million for the year ended 31 December 2023 to approximately RMB35.3 million for the Year, representing a decrease of approximately RMB4.9 million or 12.2%. Such decrease was primarily due to less intermediary services were provided during the Year.

Cost of Services

Our Group's cost of services consisted of subcontracting costs, staff costs and materials and consumables. We recorded a decrease in cost of services of approximately RMB9.8 million or 3.7% from approximately RMB261.7 million for the year ended 31 December 2023 to approximately RMB251.9 million for the Year. Such decrease was generally attributable to the implementation of cost reduction control measures by the Group, lowering the costs associated with the projects undertaken during the Year.

Gross Profit and Gross Profit Margin

Our gross profit increased by approximately RMB10.0 million or 10.3% from approximately RMB97.2 million for the year ended 31 December 2023 to approximately RMB107.2 million for the Year. Our gross profit margin was approximately 29.8% for the Year as compared to that of approximately 27.1% for the year ended 31 December 2023. The increase in the Group's gross profit margin was mainly attributable to the implementation of cost reduction control measures by the Group, lowering the costs associated with the projects undertaken during the Year.

Other Income, Other Gains and Losses, Net

Other income, other gains and losses, net comprised losses from foreign exchange differences, government grants, sundry income and interest income. Our other income, other gains and losses, net decreased from approximately RMB5.7 million for the year ended 31 December 2023 to approximately RMB0.4 million for the Year. Such decrease was mainly attributable to the decrease in government grants received while offset by decrease in losses from foreign exchange differences recognised during the Year.

Selling and Marketing Expenses

Our selling and marketing expenses primarily comprised marketing expenses and staff costs for our marketing personnel. Our selling and marketing expenses decreased by approximately RMB0.7 million or 29.2% from approximately RMB2.4 million for the year ended 31 December 2023 to approximately RMB1.7 million for the Year. Such decrease was consistent with our effort in cost cutting measures related to selling and marketing activities during the Year.

Administrative Expenses

Our administrative expenses mainly comprised staff costs of our administrative staff at our headquarters, office expenses and professional fees. Our administrative expenses decreased by approximately RMB3.1 million or 7.3% from approximately RMB42.2 million for the year ended 31 December 2023 to approximately RMB39.1 million for the Year. Such decrease was mainly attributable to decrease in professional fee and events consultation fee during the Year.

Finance Costs

Our finance costs represented the imputed interest generated from rights of use assets in connection with the lease contract payments for our leased properties.

Income Tax Expenses

Our income tax expenses slightly decreased by approximately RMB0.7 million or 4.2% from approximately RMB16.7 million for the year ended 31 December 2023 to approximately RMB16.0 million for the Year, which was mainly attributable to the increased recognition of deferred tax assets, which stemmed from the larger amount of expected credit losses identified during the Year.

Profit for the Year

As a result of the foregoing, our profit for the Year increased by approximately RMB4.9 million or 12.2% from approximately RMB40.2 million for the year ended 31 December 2023 to approximately RMB45.1 million for the Year.

Dividend for the Year

The Board does not recommend the payment of a final dividend for the Year.

FINANCIAL POSITION

Property, Plant and Equipment

The net carrying value of property, plant and equipment amounted to approximately RMB205.4 million as at 31 December 2024, representing an increase by approximately RMB16.9 million or 9.0% as compared to approximately RMB188.5 million as at 31 December 2023, was mainly resulted from additions in construction in progress of RMB17.1 million during the Year.

Properties under development

Our properties under development amounted to approximately RMB141.0 million as at 31 December 2024, representing an increase by approximately RMB10.3 million or 7.9% as compared to approximately RMB130.7 million as at 31 December 2023. Such increase was mainly resulted from the continuing construction progress in our properties under development during the Year.

Trade Receivables

Our total trade receivables was approximately RMB59.7 million and trade receivable net of loss allowance was approximately RMB55.7 million as at 31 December 2024, as compared to that of approximately RMB102.2 million and RMB99.7 million, respectively, as at 31 December 2023. The decrease in both the total gross amount of trade receivables and trade receivable net of loss allowance were mainly due to the increase in repayment from the trade receivables, resulting from the Group's efforts in enforcing its trade receivable collection and management measures during the Year.

In the provision of property management and value-added services to customers (including related party customers), the Group mainly requires payments in advance, and the terms for the provision of property engineering services to customers (including related party customers) are mainly on credit and the credit period is generally within 30 days.

Our gross amount of trade receivables from related parties amounted to approximately RMB30.2 million as at 31 December 2024, representing a decrease of approximately RMB43.9 million or 59.2% as compared to approximately RMB74.1 million as at 31 December 2023, were associated with outstanding property management fees generated from unsold properties under management and property engineering services rendered to the related parties. As at the date of this announcement, there were subsequent settlements of the trade receivables from related parties of approximately RMB14.0 million, which represented approximately 46.4% of the gross amount of trade receivables from related parties as at 31 December 2024.

Our gross amount of trade receivables from Independent Third Parties amounted to approximately RMB29.4 million as at 31 December 2024, representing an increase of approximately RMB1.3 million or 4.6% as compared to approximately RMB28.1 million as at 31 December 2023. The increase was consistent with the increase in revenue generated from Independent Third Parties. As at the date of this announcement, there were subsequent settlements of the trade receivables from Independent Third Parties of approximately RMB5.4 million, which represented approximately 18.4% of the gross amount of trade receivables from Independent Third Parties as at 31 December 2024.

The Group understands that its customers and their repayment ability have been affected by the adverse business environment in the real estate market in the PRC, nonetheless, the Group has taken proactive steps to recover the trade receivables, thereby mitigating the defaults risk of the trade receivables.

In particular, the Group has (i) in accordance with its credit risk management policy, conducted periodic review of the credit risk of the debtors, including reviewing their financial position and assess if there were any increased credit risk of debtors; (ii) maintained ongoing communications with the debtors to understand the updated business operations of the debtors such as the expected returns and cash flows of the debtors so as to assess the recoverability of the outstanding trade receivables; and (iii) requested partial repayment of the trade receivables from time to time. With the aforementioned efforts by the Group, the Group managed to reduce the gross amount of the trade receivables from related parties as at 31 December 2024 by approximately 59.2% as compared to the corresponding amount as at 31 December 2023.

Prepayments, other receivables and other assets

Prepayments, other receivables and other assets increased by approximately RMB17.5 million or 69.4% from approximately RMB25.2 million as at 31 December 2023 to approximately RMB42.7 million as at 31 December 2024. Such increase was mainly due to the increase in prepaid subcontracting labour costs of approximately RMB17.2 million near end of 2024.

Trade Payables

Our trade payables primarily consisted of payables to our suppliers for their products and our subcontractors for their provision of labour or services for property management and value-added services and property engineering services. Our trade payables amounted to approximately RMB24.3 million as at 31 December 2024, representing a decrease of approximately RMB30.7 million or 55.8% as compared to approximately RMB55.0 million as at 31 December 2023. The decrease in trade payables was as a result of the timely settlement of our trade payables during the Year.

Other Payables and Accruals

Our other payables and accruals mainly comprised other payables, payroll payables, deposits, tax payables other than income tax and amounts due to related parties. Our other payables and accruals amounted to approximately RMB89.0 million as at 31 December 2024, representing a decrease of approximately RMB7.1 million or 7.4% as compared to approximately RMB96.1 million as at 31 December 2023. The main reason for the decrement was because more settlements were made during the Year.

Contract Liabilities

Our contract liabilities represented advanced receipts for property management and value-added services. Our contract liabilities increased from approximately RMB85.4 million as at 31 December 2023 to approximately RMB96.6 million as at 31 December 2024, representing an increase of approximately RMB11.2 million or 13.1%. The increase was mainly due to the increase in advances received from customers of property management services and value-added services during the Year.

Indebtedness

As at 31 December 2024 and 2023, we had no outstanding borrowings and unutilised banking facilities. The Group's lease liabilities decreased from approximately RMB3.0 million as at 31 December 2023 to approximately RMB1.9 million as at 31 December 2024.

Liquidity, Financial Resources and Capital Structure

Our Group maintained a healthy financial position. As at 31 December 2024, the current assets amounted to approximately RMB506.7 million, remained stable as compared to approximately RMB507.1 million as at 31 December 2023. As at 31 December 2024, cash and cash equivalents of our Group amounted to approximately RMB223.9 million, representing an increase of approximately RMB13.2 million or 6.3% as compared to approximately RMB210.7 million as at 31 December 2023. As at 31 December 2024, the cash and cash equivalents of the Group were mainly denominated in RMB and Hong Kong dollars.

Gearing ratio is calculated based on the total debt (of which debt represents interest-bearing borrowings) divided by the total equity as at the end of the reporting period. As at 31 December 2024, our Group has no interest-bearing borrowings and hence the gearing ratio was nil.

The capital structure of our Group is primarily equity which comprises issued share capital and reserves.

Current Ratio

Current ratio is calculated based on the total current assets divided by the total current liabilities at the end of the reporting period. The current ratio of our Group is 2.4 times as at 31 December 2024 as compared to 2.1 times as at 31 December 2023.

Charge of Group's Assets and Pledge of Assets

As at 31 December 2024, none of the assets of our Group was pledged and there were no charges on the Group's assets.

Contingent Liabilities

As at 31 December 2024, the Group did not have any significant contingent liabilities.

Capital Commitments

As at 31 December 2024, the Group has capital expenditure commitments of RMB282.1 million relating to construction in progress.

Foreign Exchange Risks

Our Group mainly operates in the PRC with most of the transactions settled in RMB. Therefore, the Group is not exposed to significant foreign currency exchange risk except certain bank balances denominated in Hong Kong dollars that were held by the Company. Currently, the Group did not enter into contracts to hedge its exposure to foreign exchange risk, but the management will continue to monitor the foreign exchange exposure, and take prudent measures to reduce the foreign exchange risk.

EMPLOYMENT AND REMUNERATION POLICY

As at 31 December 2024, our Group had 730 employees. We generally determine employees' compensation based on their qualification, position, seniority and performance. Pursuant to relevant laws and regulations in the PRC, we participate in various employee social security plans that are organised by applicable local municipal and provincial governments, including pension, medical, maternity, work-related injury and unemployment benefit plans. Total staff-related cost, including Directors' emoluments, was approximately RMB85.1 million (2023: RMB63.3 million) during the Year.

MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

Our Group did not have any material acquisitions and disposals of subsidiaries, associates and joint ventures during the Year.

SIGNIFICANT INVESTMENTS

As at 31 December 2024, the Group did not have any significant investments accounting for more than 5% of the Group's total assets.

FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

There was no specific plan for material investments or capital assets as at 31 December 2024. In the event that the Group is engaged in any plan for material investments or capital assets, the Company will make announcement(s) and comply with relevant rules under the Listing Rules as and when appropriate.

FUTURE OUTLOOK

Our Group will continue to strengthen our position in the property management service and property engineering service by implementing the following strategies: 1. Enhance service quality and deepen our expertise in the non-residential property services sector. 2. Select high-growth, high-value projects for management and selectively pursue mergers and acquisitions within the property management industry. 3. Participate in an early stage of construction projects by leveraging our experience and ability in property management services with a view to winning the property management collaborations at a later stage of the projects. 4. Continue to improve our level of intelligence, reduce costs, improve efficiency, and enhance overall operational efficiency. 5. Continuously develop applications and increase the investment in intelligent and automated equipment in project management to improve customer experience. 6. Focus on value-added services, adopt a customer-centric approach, precisely develop and provide service products, extend service length, and increase satisfaction with value-added services to enhance overall satisfaction with property management services. The acquisitions completed so far and the entry into new business segment in investment, development and construction of non-residential properties have laid a solid foundation for the Group to explore and develop more potential and high-profitability opportunities.

The Group is committed to pursuing a path of high-quality development. We will enhance the overall quality of property services in terms of infrastructure and equipment maintenance and construction, landscaping of parks, and improvement of customer service. We will focus on researching customer needs, developing service products, and providing more accurate services; actively promoting digital transformation, using artificial intelligence technology to offer efficient solutions for diverse scenarios, empowering property services with artificial intelligence to comprehensively improve operational efficiency and service quality; and striving to enhance brand awareness and influence, broaden service boundaries, extend service length, develop featured and specialized services, and boost market competitiveness.

In the future, we will strive to build a smart ecosystem, advancing towards becoming a comprehensive service operator that is intelligent, ecological, and people-oriented. Leveraging the Internet of Things, artificial intelligence, and big customer data technologies, we will enhance responsiveness; vigorously develop value-added services, open up the “last mile” resources, and strive to build a community economic ecosystem; elevate brand awareness and influence, create a warm community culture, and achieve co-creation of humanistic values; fulfill social responsibilities, optimize public energy consumption, and be the guardians of green development and urban resilience. We will keep our mission and responsibilities in mind, acting as efficiency innovators empowered by technology, as well as designers of beautiful life scenarios. By linking space, resources, and human needs, with customer demands as the origin, technological innovation as the engine, and social responsibility as the mission, we will adapt to the rapid development of the times in the fiercely competitive market environment, and reward shareholders and investors with even better performance, as well as return the care and support from our employees, the community and departments at all levels.

CAPITAL RAISING ACTIVITIES AND THE USE OF PROCEEDS FROM GLOBAL OFFERING

On 9 March 2020 (the “**Listing Date**”), the Shares of our Company were listed on the Main Board of the Stock Exchange and 100,000,000 new Shares were issued in the Global Offering. After deducting the underwriting fees and commissions and other estimated expenses in connection with the Global Offering of ordinary Shares of par value HK\$0.01 each of our Company, including, a public offering in Hong Kong of 50,000,000 Shares and an international offering of 50,000,000 Shares, in each case at a price of HK\$1.99 per Share, net proceeds from the Global Offering amounted to approximately HK\$167.8 million (equivalent to RMB149.6 million). In accordance with our announcement on 31 January 2023 and the supplemental announcement on 1 March 2023 (the “**2023 Announcements**”), we have updated the expected timetable for use of proceeds and change in use of proceeds, for details, please refer to the 2023 Announcements. As at 31 December 2024, our Group had utilised approximately RMB89.6 million of the capital raised as follows:

Intended use of the net proceeds	Percentage	Planned	Utilised	Net proceeds	Unutilised	Expected timeline for the usage of the unutilised net proceeds
		amount of the net proceeds for its intended use RMB'million	net proceeds as at 31 December 2023 RMB'million	Net proceeds utilised during the Year RMB'million	net proceeds as at 31 December 2024 RMB'million	
1) Selective acquisition of suitable acquisition targets for the expansion of our business	40.1%	60.0	–	–	60.0	On or before 31 December 2025
2) Enhancement of our property engineering services	20.2%	30.2	21.2	9.0	–	N/A
3) Enhancement of our property management services	29.7%	44.5	26.7	17.8	–	N/A
4) General working capital	10.0%	14.9	14.9	–	–	N/A
		<u>149.6</u>	<u>62.8</u>	<u>26.8</u>	<u>60.0</u>	

Taking into account the slow recovery of the property market, the Board decided to devote more resources to enhance the property management and property engineering services businesses and at the same time continue to seek suitable targets for acquisitions and investments or cooperations.

EVENTS AFTER THE REPORTING PERIOD

Save as disclosed above, there was no significant event after the reporting period and up to the date of this announcement.

PURCHASE, SALE OR REDEMPTION OF OUR COMPANY'S LISTED SECURITIES

During the Year, neither our Company nor any of its subsidiaries has purchased, sold or redeemed any of our Company's listed securities (including sale of treasury shares).

CORPORATE GOVERNANCE PRACTICES

The Company recognises the importance of good corporate governance for enhancing the management of the Company as well as preserving the interests of the Shareholders as a whole. The Company has adopted corporate governance practices based on the principles and code provisions of the Corporate Governance Code as set out in Appendix C1 to the Listing Rules (the “**CG Code**”) as its own code of corporate governance practices.

The Board is of the view that, the Company has complied with the relevant code provisions contained in the CG Code during the Year, save and except for deviations which are explained below:

Pursuant to Code Provision C.5.1 of the CG Code, Board meetings should be held at least four times a year at approximately quarterly internals. Although only two regular Board meetings were held during the Year, the Board considered that sufficient meetings had been held as business operations were under the management and the supervision of the executive Directors. In addition, senior management of the Group has provided to the Directors the information in respect of the Group’s business development and activities from time to time and, when required, ad hoc Board meetings were held to discuss matters.

Pursuant to Code Provision C.2.1 of the CG Code, the roles of chairman and chief executive of the Company should be segregated. The Company is of the view that it is in the best interest of the Company that Mr. Qiu Ming, with his profound expertise in the property business, shall continue in his dual capacity as chairman and chief executive officer. The Board believes that the balance of power and authority for the present arrangement will not be impaired and is adequately ensured by the current Board composition and structure taking into account the background and experience of the Directors.

The Board will continue to review and monitor its code of corporate governance practices of the Company with an aim to maintaining a high standard of corporate governance.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

Our Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (“**Model Code**”) as set out in Appendix C3 to the Listing Rules as the code of conduct for Directors in their dealings in the securities of the Company. Our Company has made specific enquiry with all the Directors and all the Directors confirmed that they have complied with the required standards set out in the Model Code during the Year.

AUDIT COMMITTEE

The audit committee of our Company (the “**Audit Committee**”) comprises three independent non-executive Directors, namely Mr. Feng Zhidong (Chairman), Mr. Zhou Sheng and Mr. Xu Chun. The Audit Committee is primarily responsible to assist the Board in reviewing and monitoring the financial reporting process, risk management and internal control systems of our Group, overseeing the audit process and performing other duties and responsibilities as may be assigned by the Board from time to time.

The Audit Committee has discussed with the management and the external auditor of the Company, among other things, on auditing and financial reporting matters and has reviewed the annual results of the Group for the Year together with the accounting standards and practices adopted by the Group. The Audit Committee has agreed with the management of the Company on the annual results of the Group for the Year.

SCOPE OF WORK OF FORVIS MAZARS CPA LIMITED

The figures in respect of the consolidated statement of financial position, consolidated statement of profit or loss and other comprehensive income and the related notes thereto for the year ended 31 December 2024 as set out in the preliminary announcement have been agreed by the Company’s auditor, Forvis Mazars CPA Limited, *Certified Public Accountants*, to the amounts set out in the Group’s audited consolidated financial statements for the Year. The work performed by Forvis Mazars CPA Limited in this respect did not constitute an assurance engagement in accordance with Hong Kong Standards on Auditing, Hong Kong Standards on Review Engagements or Hong Kong Standards on Assurance Engagements issued by the Hong Kong Institute of Certified Public Accountants and consequently no assurance has been expressed by Forvis Mazars CPA Limited on the preliminary announcement.

PUBLIC FLOAT

As at the date of this announcement, the Company has maintained the prescribed public float under the Listing Rules, based on the information that is publicly available to the Company and within the knowledge of the Directors.

FINAL DIVIDEND

The Board does not recommend the payment of a final dividend for the Year.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed for the following periods:

For the purpose of determining the Shareholders who are entitled to attend and vote at the 2025 annual general meeting of the Company (“**2025 AGM**”) which is expected to be held on Friday, 6 June 2025, the register of members of the Company will be closed from Monday, 2 June 2025 to Friday, 6 June 2025, both days inclusive. In order to qualify for attending and voting at the 2025 AGM, all transfer documents should be lodged for registration with the Company’s Hong Kong Share Registrar, Tricor Investor Services Limited at 17/F Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Friday, 30 May 2025.

ANNUAL GENERAL MEETING

The 2025 AGM will be held on Friday, 6 June 2025 and the notice of 2025 AGM will be published and despatched to the Shareholders in the manner as required by the Listing Rules in due course.

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 our Company (www.xingyewulian.com). The annual report of our Company for the Year containing all the information required by the Listing Rules will be available on the above websites in due course and despatched to Shareholders upon request.

By Order of the Board
Xingye Wulian Service Group Co. Ltd.
Qiu Ming
Chairman and Chief Executive Officer

Hong Kong, 27 March 2025

As at the date of this announcement, the Board comprises Mr. Qiu Ming as the executive Director; Ms. Zhang Huiqi, Mr. Wang Jinhua and Mr. Liu Zhenqiang as non-executive Directors and Mr. Xu Chun, Mr. Feng Zhidong and Mr. Zhou Sheng as independent non-executive Directors.

* *For identification purposes only*