越秀地產股份有限公司
YUEXIU PROPERTY COMPANY LIMITED

(Incorporated in Hong Kong with limited liability)

(Stock code: 00123)

Announcement of 2025 Annual Results

Results Summary

- The revenue was approximately RMB86.46 billion, representing a year-on-year increase of 0.1%.
- The gross profit margin was approximately 7.8%, representing a year-on-year decrease of 2.7 percentage points.
- The profit was approximately RMB1.78 billion, representing a year-on-year increase of 21.4%.
- Profit attributable to equity holders was approximately RMB0.06 billion, representing a year-on-year decrease of 94.7%.
- Core net profit* was approximately RMB0.26 billion, representing a year-on-year decrease of 83.5%.

- The value of the aggregate contracted sales (including sales of projects of joint ventures and associates) during the Year amounted to approximately RMB106.21 billion, representing a year-on-year decrease of 7.3%. During the Year, the contracted sales value of the six core cities** amounted to approximately RMB90.90 billion, representing approximately 85.6% of the total contracted sales of the Group. According to CRIC, the Group ranked among the top ten industry players nationwide in terms of contracted sales value in 2025, ranking ninth.

- During the Year, the Group has newly acquired 25 land parcels located in 9 cities, adding approximately 2.78 million sq.m., to its landbank with equity investments amounting to approximately RMB24.40 billion. The Group focused its investments on core cities, with equity investments in the six core cities accounting for 96.3% of its total equity investments. As of 31 December, the Group's total landbank was approximately 18.55 million sq.m., 94.4% of which are located in tier 1 and tier 2 cities, reflecting the high quality of its land resources.

- The financial position of the Group was healthy and sound. As of 31 December, the Group's total cash and bank balances, time deposits, time deposits and other restricted deposits amounted to approximately RMB46.76 billion. Net cash inflows from operating activities amounted to approximately RMB13.94 billion. The "Three Red Lines" indicators of the Group remained in "green lights", with total liabilities/total assets ratio (excluding unearned revenue) of 65.5%, net gearing ratio*** of 54.9% and cash to short-term debt ratio of 1.7 times.

- The Group obtained a new S&P BBB- investment-grade credit rating with a "Stable" outlook, and maintained its Fitch BBB- investment-grade credit rating with the outlook upgraded to "Stable".

- The Group's weighted average borrowing interest rate for the Year stood at 3.05%, representing a year-on-year decrease of 44 basis points and positioning it at the lower end of the industry range.

- The Board resolved not to declare final dividend for 2025 and the total dividend for the full year was HKD0.166 per share (equivalent to RMB0.151 per share). The payout ratio was approximately 231% of the core net profit.

• Revenue	RMB86.46 billion (+0.1%)
• Gross profit margin	7.8% (-2.7 percentage points)
• Profit attributable to equity holders	RMB0.06 billion (-94.7%)
• Core net profit	RMB0.26 billion (-83.5%)
• Contracted sales value	RMB106.21 billion (-7.3%)
• Unrecognised sales value	RMB132.01 billion (-22.4%)
• Total assets	RMB369.74 billion (-9.9%)
• Total borrowings	RMB104.83 billion (+0.9%)
• Cash and bank balances, time deposits, time deposits and other restricted deposits	RMB46.76 billion (-6.6%)
• Net gearing ratio	54.9% (+3.2 percentage points)
• Weighted average borrowing interest rate	3.05% (-44 basic points)

* Core net profit represents profit attributable to equity holders excluding net foreign exchange gains/(losses) recognised in the consolidated statement of profit or loss, net fair value gains/(losses) on investment properties held on a continuing basis (excluding investment properties disposed during the year/period) and the related tax effect, and impairment of intangible assets.

** Six core cities refer to Beijing, Shanghai, Guangzhou, Shenzhen, Hangzhou and Chengdu.

*** Net gearing ratio represents net debt (i.e., total borrowings less cash and bank balances, time deposits, time deposits and other restricted deposits) divided by total equity.

RESULTS

The board of directors ("Directors" or "Board") of Yuexiu Property Company Limited (the "Company") is pleased to announce the consolidated results of the Company and its subsidiaries (the "Group") prepared in accordance with HKFRS Accounting Standards for the year ended 31 December 2025 (the "Year"), as follows:

CONSOLIDATED STATEMENT OF PROFIT OR LOSS
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 *RMB'000*	2024 *RMB'000*
Revenue	4	86,457,288	86,400,562
Cost of sales		(79,708,919)	(77,346,644)
Gross profit		6,748,369	9,053,918
Other gains and losses	5	40,125	(1,395,268)
Selling and marketing expenses		(2,810,894)	(2,718,573)
Administrative expenses		(1,329,351)	(1,488,908)
Operating profit		2,648,249	3,451,169
Finance income		699,179	646,215
Finance costs	6	(828,323)	(879,651)
Share of (losses)/profits of			
– joint ventures		(416,957)	(43,318)
– associates		1,218,875	1,021,214
Profit before taxation		3,321,023	4,195,629
Taxation	8	(1,542,678)	(2,730,508)
Profit for the year		1,778,345	1,465,121

	Note	2025	2024
		RMB'000	*RMB'000*
Attributable to:			
– Equity holders of the Company		55,062	1,040,055
– Non-controlling interests		1,723,283	425,066
		1,778,345	1,465,121
Earnings per share for profit attributable to equity holders of the Company (expressed in RMB per share)			
– Basic and diluted	10	0.0137	0.2584

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2025

	2025	**2024**
	RMB'000	*RMB'000*
Profit for the year	1,778,345	1,465,121
Other comprehensive income:		
Other comprehensive (loss)/income that may be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	(29,441)	(46,481)
Cash flow hedges	94,611	84,366
Share of other comprehensive income/(loss) of an associate accounted for using the equity method	42,204	(114,530)
Net other comprehensive income/(loss) that may be reclassified to profit or loss in subsequent periods	107,374	(76,645)
Other comprehensive loss that will not be reclassified to profit or loss in subsequent periods:		
Changes in the fair value of equity investments at fair value through other comprehensive income, net of tax	(147)	(88,607)
Other comprehensive income/(loss) for the year, net of tax	107,227	(165,252)
Total comprehensive income for the year	1,885,572	1,299,869
Attributable to:		
– Equity holders of the Company	162,338	879,407
– Non-controlling interests	1,723,234	420,462
	1,885,572	1,299,869

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025

	Note	2025 *RMB'000*	2024 *RMB'000*
NON-CURRENT ASSETS			
Property, plant and equipment		3,066,810	3,159,869
Right-of-use assets		1,892,773	1,829,855
Investment properties		17,126,904	17,029,312
Intangible assets		388,277	339,265
Properties under development		7,886,324	7,855,936
Interests in joint ventures		5,791,049	5,183,730
Interests in associates		27,600,142	26,251,482
Financial assets at fair value through other comprehensive income ("FVOCI")		966,889	967,085
Derivative financial instruments		—	121,037
Other receivables, prepayments and deposits		177,830	165,478
Time deposits and other restricted deposits		1,404,468	2,293,280
Deferred tax assets		5,757,590	4,464,790
Total non-current assets		72,059,056	69,661,119
CURRENT ASSETS			
Properties under development		126,423,671	179,813,083
Properties held for sale		57,904,923	45,139,394
Contract costs		817,629	1,445,157
Prepayments for land use rights		4,832,007	5,207,807
Trade and notes receivables	11	1,515,676	1,307,480
Other receivables, prepayments and deposits		51,987,586	52,904,540
Derivative financial instruments		4,421	—
Prepaid taxation		8,843,718	7,218,435
Time deposits		4,516	467,260
Cash and bank balances		45,351,667	47,288,709
Total current assets		297,685,814	340,791,865

	Note	2025 *RMB'000*	2024 *RMB'000*
CURRENT LIABILITIES			
Trade and notes payables	12	2,917,782	1,559,766
Contract liabilities		63,058,337	83,841,916
Other payables and accruals		84,036,332	106,075,477
Borrowings		27,201,874	23,268,833
Lease liabilities		218,410	225,687
Derivative financial instruments		80,966	—
Taxation payable		4,531,273	5,542,978
Total current liabilities		182,044,974	220,514,657
NET CURRENT ASSETS		115,640,840	120,277,208
TOTAL ASSETS LESS CURRENT LIABILITIES		187,699,896	189,938,327
NON-CURRENT LIABILITIES			
Borrowings		77,625,088	80,619,909
Lease liabilities		462,077	562,024
Deferred tax liabilities		3,693,574	4,006,453
Deferred income		56,063	54,584
Derivative financial instruments		30,706	9,038
Other payables and accruals		—	607,151
Total non-current liabilities		81,867,508	85,859,159
Net assets		105,832,388	104,079,168
EQUITY			
Equity attributable to equity holders of the Company			
Share capital		25,545,008	25,545,008
Shares held under share award scheme		(26,309)	(54,337)
Other reserves		3,066,636	2,619,419
Retained earnings		26,231,925	27,150,976
		54,817,260	55,261,066
Non-controlling interests		51,015,128	48,818,102
Total equity		105,832,388	104,079,168

1 Basis of preparation

These financial statements have been prepared in accordance with HKFRS Accounting Standards (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations) as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for investment properties, derivative financial instruments and equity investments which have been measured at fair value. These financial statements are presented in Renminbi ("RMB") and all values are rounded to the nearest thousand except when otherwise indicated.

The financial information relating to the years ended 31 December 2024 and 2025 included in this Results Announcement for the year ended 31 December 2025 does not constitute the Company's statutory annual consolidated financial statements for those years but is derived from those financial statements. Further information relating to these statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance (Cap. 622) is as follows:

The Company has delivered the financial statements for the year ended 31 December 2024 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Companies Ordinance (Cap. 622) and will deliver the financial statements for the year ended 31 December 2025 in due course.

The Company's auditor has reported on the financial statements of the Group for both years. The auditor's reports were unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its reports; and did not contain a statement under sections 406(2), 407(2) or (3) of the Companies Ordinance.

2 Accounting policies

(i) The Group has adopted amendments to HKAS 21 *Lack of Exchangeability* for the first time for the current year's financial statements. The Group has not early adopted any other standard or amendment that has been issued but is not yet effective.

Amendments to HKAS 21 specify how an entity shall assess whether a currency is exchangeable into another currency and how it shall estimate a spot exchange rate at a measurement date when exchangeability is lacking. The amendments require disclosures of information that enable users of financial statements to understand the impact of a currency not being exchangeable. As the currencies that the Group had transacted in and the functional currencies of overseas subsidiaries, for translation into the Group's presentation currency were exchangeable, the amendments did not have any impact on the Group's financial statements.

In addition, the HKICPA has issued amendments to Illustrative Examples on HKFRS 7, HKFRS 18, HKAS 1, HKAS 8, HKAS 36 and HKAS 37 *Disclosures about Uncertainties in the Financial Statements*, which added illustrative examples in the corresponding HKFRS Accounting Standards. These examples reflect existing requirements in the corresponding HKFRS Accounting Standards to report the effects of uncertainties in the financial statements using climate-related examples. Therefore, the amendments do not have an effective date or transitional provisions. The Group has considered the guidance in these illustrative examples which has had no significant impact on the Group's financial statements.

(ii) The Group has not applied the following new and amended HKFRS Accounting Standards, that have been issued but are not yet effective, in these financial statements. The Group intends to apply these new and amended HKFRS Accounting Standards, if applicable, when they become effective.

		Effective for accounting periods beginning on or after
HKFRS 18	*Presentation and Disclosure in Financial Statements*	1 January 2027
HKFRS 19 and its amendments	*Subsidiaries without Public Accountability: Disclosures*	1 January 2027
Amendments to HKFRS 9 and HKFRS 7	*Amendments to the Classification and Measurement of Financial Instruments*	1 January 2026
Amendments to HKFRS 9 and HKFRS 7	*Contracts Referencing Nature-dependent Electricity*	1 January 2026
Amendments to HKFRS 10 and HKAS 28	*Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*	No mandatory effective date yet determined but available for adoption
Amendments to HKAS 21	*Translation to a Hyperinflationary Presentation Currency*	1 January 2027
Annual Improvements to HKFRS Accounting Standards – Volume 11	Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7	1 January 2026

The above new and amendments to existing standards and interpretation are effective for annual periods beginning on or after 1 January 2026 and have not been early applied in preparing these consolidated financial statements. Except for HKFRS 18, none of these is expected to have any significant effect on the consolidated financial statements of the Group.

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

3 Segment information

The chief operating decision-maker has been identified as the executive directors of the Company. Management determines the operating segments based on the Group's internal reports, which are then submitted to the executive directors for performance assessment and resources allocation.

The executive directors consider the business by nature of business activities and assess the performance of property development, property management, property investment and others.

The Group's operating and reportable segments under HKFRS 8 and the types of turnover are as follows:

Property development	Sales of property development units
Property management	Revenue from provision of property management services
Property investment	Property rental income
Others	Revenue from real estate agency and decoration services, etc.

The executive directors assess the performance of the operating segments based on a measure of segment results. This measurement basis excludes the effects of non-recurring expenditure from the operating segments and other unallocated operating costs. Other information provided, except as noted below, to the executive directors is measured in a manner consistent with that in the consolidated financial statements.

Total reportable segment assets excluded deferred tax assets, prepaid taxation and corporate assets. Corporate assets are not directly attributable to segments.

Sales between segments are carried out on terms equivalent to those that prevail in arm's length transactions. The revenue from external parties reported to the executive directors is measured in a manner consistent with that in the consolidated statement of profit or loss.

	Property development	**Property management**	**Property investment**	**Others**	**Group**
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*	*RMB'000*
Year ended 31 December 2025					
Revenue	79,188,034	3,901,890	711,159	9,846,721	93,647,804
Inter-segment revenue	—	(775,122)	(205,646)	(6,209,748)	(7,190,516)
Revenue from external customers	79,188,034	3,126,768	505,513	3,636,973	86,457,288
Segment results	2,085,010	206,667	347,112	89,659	2,728,448
Depreciation and amortisation	(194,033)	(96,899)	—	(196,736)	(487,668)
Gains on revaluation of investment properties, net	—	—	84,008	—	84,008
Share of (losses)/profits of:					
– joint ventures	(396,099)	1,264	(22,075)	(47)	(416,957)
– associates	1,234,959	—	(34,491)	18,407	1,218,875

	Property development *RMB'000*	Property management *RMB'000*	Property investment *RMB'000*	Others *RMB'000*	Group *RMB'000*
Year ended 31 December 2024					
Revenue	80,618,939	3,868,152	807,750	6,830,831	92,125,672
Inter-segment revenue	—	(902,171)	(139,917)	(4,683,022)	(5,725,110)
Revenue from external customers	80,618,939	2,965,981	667,833	2,147,809	86,400,562
Segment results	2,751,220	213,351	(322,394)	(47,074)	2,595,103
Depreciation and amortisation	(247,814)	(105,443)	—	(185,594)	(538,851)
Losses on revaluation of investment properties, net	—	—	(727,432)	—	(727,432)
Impairment losses of long-term assets	(1,390,711)	(236,866)	—	—	(1,627,577)
Share of profits/(losses) of:					
– joint ventures	13,392	961	—	(57,671)	(43,318)
– associates	1,059,961	—	(62,056)	23,309	1,021,214

	Property development	Property management	Property investment	Others	Group
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*	*RMB'000*
As at 31 December 2025					
Total reportable segments' assets	310,726,353	6,469,137	25,191,545	5,339,193	347,726,228
Total reportable segments' assets include:					
Additions to non-current assets (note)	239,675	53,072	81,022	158,511	532,280

	Property development	Property management	Property investment	Others	Group
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*	*RMB'000*
As at 31 December 2024					
Total reportable segments' assets	361,895,119	6,231,019	23,095,523	6,845,712	398,067,373
Total reportable segments' assets include:					
Additions to non-current assets (note)	151,095	99,576	4,398,040	205,074	4,853,785

Note: Non-current assets represent non-current assets other than properties under development, derivative financial instruments, interests in joint ventures, interests in associates, financial assets at FVOCI, goodwill included in intangible assets, deferred tax assets, non-current portion of other receivables, prepayments and deposits, and non-current portion of time deposits and other restricted deposits.

A reconciliation of total segment results to profit before taxation is provided as follows:

	Year ended 31 December	
	2025	**2024**
	RMB'000	*RMB'000*
Segment results	2,728,448	2,595,103
Unallocated operating costs (note)	(36,316)	(103,675)
Other gains and losses (excluding impairment losses of long-term assets and gains/(losses) on revaluation of investment properties held at the end of the year, net)	(43,883)	959,741
Operating profit	2,648,249	3,451,169
Finance income	699,179	646,215
Finance costs	(828,323)	(879,651)
Share of (losses)/profits of:		
– joint ventures	(416,957)	(43,318)
– associates	1,218,875	1,021,214
Profit before taxation	3,321,023	4,195,629

Note: Unallocated operating costs include mainly corporate staff salaries and other operating expenses of the Company.

A reconciliation of reportable segments' assets to total assets is provided as follows:

	As at 31 December	
	2025	**2024**
	RMB'000	*RMB'000*
Total reportable segments' assets	347,726,228	398,067,373
Deferred tax assets	5,757,590	4,464,790
Prepaid taxation	8,843,718	7,218,435
Corporate assets (note)	7,417,334	702,386
Total assets	369,744,870	410,452,984

Note: Corporate assets represent property, plant and equipment, intangible assets, right-of-use assets, other receivables and cash and bank balances of the Company.

No geographical segment analysis is shown as more than 90% of the Group's revenue are derived from activities in and from customers located in Chinese mainland and more than 90% of the carrying values of the Group's non-current assets excluding deferred income tax are situated in Chinese mainland.

For the year ended 31 December 2025, the Group does not have any single customer with the transaction value over 10% of the Group's total external sales (2024: none).

4 Revenue

	2025	2024
	RMB'000	*RMB'000*
Revenue from contracts with customers		
Property development	79,188,034	80,618,939
Property management	3,126,768	2,965,981
Others	3,636,973	2,147,809
	85,951,775	85,732,729
Revenue from other sources		
Property investment	505,513	667,833
	86,457,288	86,400,562

Revenue from contracts with customers:

For the year ended 31 December 2025

Segments	**Property development**	**Property management**	**Others**	**Group**
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*
Types of goods or services				
Sale of property development	79,188,034	—	—	79,188,034
Property management service	—	3,126,768	—	3,126,768
Others	—	—	3,636,973	3,636,973
Total revenue from contracts with customers:	79,188,034	3,126,768	3,636,973	85,951,775
Timing of revenue recognition				
Recognised at a point in time	79,188,034	507,176	2,723,018	82,418,228
Recognised over time	—	2,619,592	913,955	3,533,547
Total revenue from contracts with customers:	79,188,034	3,126,768	3,636,973	85,951,775

For the year ended 31 December 2024

Segments	Property development	Property management	Others	Group
	RMB'000	*RMB'000*	*RMB'000*	*RMB'000*
Types of goods or services				
Sale of property development	80,618,939	—	—	80,618,939
Property management service	—	2,965,981	—	2,965,981
Others	—	—	2,147,809	2,147,809
Total revenue from contracts with customers:	80,618,939	2,965,981	2,147,809	85,732,729
Timing of revenue recognition				
Recognised at a point in time	80,618,939	531,526	1,448,746	82,599,211
Recognised over time	—	2,434,455	699,063	3,133,518
Total revenue from contracts with customers:	80,618,939	2,965,981	2,147,809	85,732,729

5 Other gains and losses

	2025	2024
	RMB'000	*RMB'000*
Gains/(losses) on revaluation of investment properties held at the end of the year, net	84,008	(727,432)
Gain on disposal of the Guangzhou ICC project	—	867,816
Impairment losses of long-term assets	—	(1,627,577)
Other (losses)/gains, net	(43,883)	91,925
	40,125	(1,395,268)

6 Finance costs

	2025	2024
	RMB'000	*RMB'000*
Interest on bank borrowings and overdrafts	1,682,924	2,215,043
Interest on other borrowings	1,573,605	1,963,657
Interest on amounts due to related parties	235,596	489,386
Interest on amounts due to non-controlling interest ("NCI") and related parties of NCI	103,265	264,263
Interest expense on lease liabilities	21,805	29,785
Net fair value losses/(gains) on derivative financial instruments	34,847	(91,791)
Net foreign exchange losses/(gains)	64,763	(29,216)
Total borrowing costs incurred	3,716,805	4,841,127
Less: amount capitalised as investment properties, properties under development and property, plant and equipment (Note)	(2,888,482)	(3,961,476)
	828,323	879,651

Note: Borrowing costs capitalised during the year are calculated by applying a weighted average interest rate of 2.94 percent per annum (2024: 3.56 percent per annum).

7 Expenses by nature

Cost of sales, selling and marketing expenses, and administrative expenses include the following:

	2025	2024
	RMB'000	*RMB'000*
Cost of properties sold included in cost of sales	76,646,456	73,195,257
Selling and promotion expenses	2,775,050	2,706,373
Other tax and surcharge	357,378	456,056
Direct operating expenses arising from investment properties	223,913	245,923
Provision for impairment of properties under development and properties held for sale	1,566,766	2,272,336
Expense related to short-term leases	90,844	67,165
Depreciation of property, plant and equipment	192,640	191,198
Depreciation of right-of-use assets	243,571	293,968
Amortisation of intangible assets	51,457	53,685
Employee benefit expense (excluding directors' and chief executive's remuneration):		
Wages, salaries	2,944,549	3,052,373
Pension scheme contribution	221,396	211,446
	3,165,945	3,263,819
Less: amount capitalised in properties under development, investment properties under construction and property, plant and equipment	(864,261)	(1,123,387)
	2,301,684	2,140,432
Auditor's remuneration		
– Audit services	4,640	4,370
– Non-audit services	4,199	3,707

Pension scheme arrangements

The Group operates a defined contribution scheme ("ORSO Scheme") for certain Hong Kong employees under the Occupational Retirement Schemes Ordinance. Contributions to the ORSO Scheme by the employer and employees are calculated at 5 percent to 20 percent and 5 percent respectively of the employees' basic salaries. The Group's contributions to the ORSO Scheme are reduced by contributions forfeited by those employees who leave the scheme prior to vesting fully in the contributions.

The Group also participates in the Mandatory Provident Fund Scheme ("MPF Scheme") for other Hong Kong employees. Under the MPF Scheme, each of the Group and its employees makes monthly contributions to the scheme at 5 percent of the employee's relevant income, as defined in the Mandatory Provident Fund Scheme Ordinance. Both the Group's and the employee's contributions are subject to a cap of HKD1,500 (before 1 June 2014: HKD1,250) per month and contributions thereafter are voluntary. The contributions under the MPF Scheme are fully and immediately vested in the employees as accrued benefits once they are paid.

Subsidiaries of the Company in Chinese mainland are required to participate in defined contribution retirement plans organised by the respective Provincial or Municipal Government, and make monthly contributions to the retirement plans in the range of 16 to 24 percent of the monthly salaries of the employees. The Group has no further obligations for the actual payment of pensions beyond its contributions. The state-sponsored retirement plans are responsible for the entire pension obligations payable to retired employees.

There are no forfeited contributions for both years presented. During the year ended 31 December 2025, no forfeited contributions were utilised by the Group to reduce its contributions for the current year (2024: Nil).

8 Taxation

(a) Hong Kong profits tax has been provided at the rate of 16.5 percent (2024: 16.5 percent) on the estimated assessable profit for the year.

(b) Chinese mainland enterprise income taxation is provided on the profit of the Group's subsidiaries, associates and joint ventures in Chinese mainland at the rate of 25 percent (2024: 25 percent), except for certain subsidiaries which enjoy a preferential income tax rate.

In addition, dividend distribution out of profit of foreign-invested enterprises earned after 1 January 2008 is subject to corporate withholding income tax at tax rates of 5 percent or 10 percent.

(c) During the year, Chinese mainland land appreciation tax is levied at progressive rates ranging from 30 percent to 60 percent (2024: 30 percent to 60 percent) on the appreciation of land value, being the proceeds of sales of properties less deductible expenditure including costs of land, development and construction.

(d) The amount of taxation charged to the consolidated statement of profit or loss comprises:

	2025	**2024**
	RMB'000	*RMB'000*
Current taxation		
China enterprise income tax and corporate withholding income tax	2,637,691	3,533,693
Chinese mainland land appreciation tax	510,617	1,434,868
	3,148,308	4,968,561
Deferred taxation	(1,605,630)	(2,238,053)
	1,542,678	2,730,508

9 Dividends

The Board resolved not to declare final dividend for the year ended 31 December 2025.

	2025	2024
	RMB'000	*RMB'000*
Cash dividends		
Interim, paid, of HKD0.166 equivalent to RMB0.151 (2024: HKD0.189 equivalent to RMB0.173) per ordinary share	607,834	696,393
Final, proposed, of Nil (2024: Nil) per ordinary share	—	—
	607,834	696,393

The exchange rates used to translate the above interim dividends per share from HKD to RMB were the average of central parity rates announced by the People's Bank of China for the last five consecutive business days preceding the dates of dividend resolved/proposed by the Board.

10 Earnings per share

Basic

Basic earnings per share is calculated by dividing the profit attributable to equity holders of the Company over the weighted average number of ordinary shares outstanding during the Year.

	2025	2024
Profit attributable to equity holders of the Company (RMB'000)	55,062	1,040,055
Weighted average number of ordinary shares outstanding ('000)	4,025,393	4,025,393
Basic earnings per share (RMB)	0.0137	0.2584

Diluted

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. Since there were no dilutive potential ordinary shares during the year, diluted earnings per share is equal to basic earnings per share (2024: same).

11 Trade and notes receivables

	2025	2024
	RMB'000	*RMB'000*
Trade receivables from contracts with customers	1,557,579	1,296,533
Notes receivables	25,524	56,614
	1,583,103	1,353,147
Less: loss allowance	(67,427)	(45,667)
	1,515,676	1,307,480

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

	2025	2024
	RMB'000	*RMB'000*
Within 1 year	1,307,286	1,065,620
1 to 2 years	181,034	198,450
2 to 3 years	60,008	70,909
Over 3 years	34,775	18,168
	1,583,103	1,353,147

12 Trade and notes payables

The ageing analysis of the trade and notes payables based on invoice date is as follows:

	2025	2024
	RMB'000	*RMB'000*
Within 90 days	1,500,165	871,845
91 to 180 days	561,319	159,880
181 to 365 days	580,172	437,228
1 to 2 years	245,407	71,650
Over 2 years	30,719	19,163
	2,917,782	1,559,766

CHAIRMAN'S STATEMENT

I. BUSINESS REVIEW

Economic and Market Environment

In 2025, as global inflation continued to slow down, major economies have entered a cycle of interest rate cuts, providing some room for monetary policies to support global economic recovery. However, geopolitical conflicts and evolution of the global trade landscape still brought uncertainties, and the world economy achieved moderate growth amid volatility. Despite multiple pressures, the Chinese economy forged ahead, and continuously optimised the quality and efficiency of development through innovation-driven growth. China's GDP exceeded RMB140 trillion for the first time in 2025, representing a year-on-year growth of 5.0%, maintaining its leading position among major global economies. Key macro-economic indicators remained within acceptable ranges, with continued optimisation and upgrading of the economic structure and rapid development of new quality productive forces, fully achieving the goals set in the "14th Five-Year Plan".

In 2025, China's real estate market showed a bottoming out and stabilising trend amid in-depth adjustments, shifting from scale expansion to high-quality development. According to the National Bureau of Statistics, national newly built commodity housing sales area and sales value in 2025 reported a year-on-year decrease of 8.7% and 12.6%, respectively, a significantly narrower decline compared with that in 2024. Investment in real estate development recorded a year-on-year decline of 17.2%. While this is still a significant decline, year-on-year decrease in the gross floor area ("GFA") of residential projects newly commencing construction showed further improvement. At the policy level, the focus shifted from "supporting and relieving difficulties" to "optimising and boosting", emphasising "controlling new supply, destocking and optimising supply" to pursue a balance between supply and demand. Measures such as adjustment of restrictive measures on city-specific basis, increasing financial support for "ensuring property delivery" and promotion of urban village renovation and affordable housing construction have been implemented, with a view to stemming the downturn and restoring stability in the property market. The pattern of "intensified differentiation and focus on core areas" continued in the land market. Core tier-1 and tier-2 cities, with solid economic fundamentals, population inflow, and supply of premium lands, maintained a hot land market, accompanied by fierce competition for these premium lands. Property developers maintained an extremely prudent investment strategy, and "focusing on core areas" became a common consensus, with investments and resources continuing to flow towards core areas within high-tier cities.

2025 Operating Results

In the face of a complex market environment, the Group adhered to its annual work theme of "stabilising performance, seeking breakthroughs, refining management and enhancing capabilities", consistently integrated itself into the overall national development strategy, focused on the primary task of high-quality development, deepened the strategy of "Coordinated Residential and Commercial Development", fully implemented refined management, and continuously upgraded its capabilities in product and service. The Group showed strong resilience in market challenges and gained powerful momentum from transformation and upgrading, bringing the "14th Five-Year Plan" to a successful conclusion.

Steadily Ranking Among the Top Ten in the Industry in Terms of Sales Value

Based on its marketing strategy featuring "pinpoint project-based strategy and targeted empowerment", the Group has built a dynamic marketing matrix. For new projects, it strengthened product positioning and fulfilment of customer needs guided by the "customer value proposition" concept, while implementing a "phased launch" strategy for existing projects. Through big data analysis, it realised precise pricing, promotion and services. In 2025, the Group recorded contracted sales value (including sales of projects of joint ventures and associates) of approximately RMB106.21 billion, maintaining its position in the ranks of enterprises with sales value of over RMB100 billion for three consecutive years. During the Year, the contracted sales value of the six core cities amounted to approximately RMB90.90 billion, representing approximately 85.6% of the total contracted sales of the Group. The Group has steadily ranked among the top ten industry players nationwide in terms of contracted sales value for the full year, ranking ninth, according to CRIC, demonstrating its solid market position and strong development resilience.

Achieving Remarkable Results Under the Strategy of "Promoting Stability Through Investment"

By scientifically controlling the pace of investments, deepening and expanding cooperations and focusing on high-tier core cities, the Group successfully acquired 25 premium land parcels throughout the Year, adding approximately 2.78 million sq.m. to its landbank, with equity investments amounting to approximately RMB24.40 billion. The Group focused its investments on core cities, with equity investments in the six core cities accounting for 96.3% of its total equity investments, and the land acquisition continued to be concentrated in high-tier cities. The Group enjoyed remarkable cost advantages, with the overall investment premium rate of approximately 9.3% for the year, reflecting the acquisition of high-quality lands at a relatively low cost.

Strategic Refinement and Resource Optimisation

As of the end of 2025, the total landbank of the Group amounted to approximately 18.55 million sq.m.. The regional layout of the landbank was highly concentrated, with 94.4% of its land resources located in tier-1 and tier-2 cities. The Greater Bay Area, Eastern China Region, Central-western China Region and Northern China Region accounted for approximately 42.6%, 17.8%, 23.7% and 15.9% of the Group's total landbank, respectively. The resource structure was continuously optimised, with the six core cities accounted for approximately 75% of the Group's total saleable value, laying a solid foundation for future high-quality development.

Sound Financial Position and Low Financing Costs

The Group maintained a secure and sound financial position and adhered to strict cash flow management. The Group's financing costs remained at the lower end of the industry range, with the weighted average borrowing interest rate further decreasing by 44 basis points to 3.05% in 2025. Cash flows were resilient. In 2025, net cash inflows from operating activities reached RMB13.94 billion, securing net inflows for four consecutive years. The Group maintained diverse and accessible financing channels. In 2025, the Group issued two tranches of onshore corporate bonds with an aggregate nominal value of RMB2.9 billion, with coupon rates ranging from 1.95% to 2.5% per annum, and issued its offshore dim sum bonds of RMB2.85 billion, with a coupon rate of 3.3% per annum. As of the end of 2025, with the total liabilities/total assets ratio (excluding unearned revenue) of 65.5%, the net gearing ratio of 54.9%, and the cash to short-term debt ratio of 1.7 times, the "Three Red Lines" indicators of the Group remained in "green lights". The Group successfully obtained a credit rating of investment grade at BBB- by S&P with a "Stable" outlook and maintained its credit rating of investment grade at BBB- by Fitch with the outlook upgraded to "Stable", demonstrating widespread recognition of its financial soundness in the international capital market.

Fully Advancing the "Good Housing" Initiative

Centering on "customers' full lifecycle needs", the Group has built a three-in-one product innovation system that integrates "research-construction-service", comprehensively upgraded its "Yuexiu" product lines, accelerated the development and application of healthy living technology, and integrated "product + service + operation" to promote the construction of "Good Housing, Good Community", thereby achieving a leaping upgrade from "product delivery" to "shared value" and driving sales. Through continuous improvement of the customer research system, the Group has been implementing the "4x4 High-Quality Product Concept". The Group has completed the standardisation and upgrade of its four major product lines to meet the diverse needs of different core customer groups, including those seeking high-end housing for home upgrades and seeking quality residential properties. By vigorously pushing forward the integration of design and construction and the upgrading of "Yue Smart Manufacturing" system, the Group has made improvements in product quality, construction efficiency and customer satisfaction. Multiple projects have won industry design and quality awards, and Yuexiu's "Good Housing" brand image is well recognised.

Favourable Development Momentum Shown in the "Second Curve" Business

The Group continued to deepen the strategy of "Coordinated Residential and Commercial Development". The operation capabilities for commercial properties have been continuously improved, with occupancy rates and rental levels remaining stable. New projects such as Xi'an ICC performed in line with the expectations of the Group. Yuexiu Services Group Limited experienced steady growth in both management scale and revenue, with continuous improvement in service quality, and successfully obtained several benchmark projects. Meanwhile, the Group has made constant efforts to strengthen the synergies between property development and property services. Breakthroughs have been made in the Group's asset-light businesses such as entrusted construction services, and moreover, the Group successfully secured the urban village renovation project in Dongliu Village, Guangzhou, contributing to a more diverse and healthy business ecosystem.

Adhering to the Concept of "Long-termism" and Pursuing Sustainable Development

The Group adheres to the long-term development philosophy, elevating sustainable development to a core strategic level and integrating it into all aspects of business operations and internal management. During the Year, the Group further practised its commitment to sustainable governance, as evidenced by the renaming of its "Environmental, Social and Governance Committee" to the "Sustainability Committee", the release of its first Sustainability Report, and the systematic implementation of its annual "dual materiality" assessment. The Group also implemented "dual carbon" initiatives, completing carbon inventory checks across all its business segments, launching the first carbon credit product in the professional market construction sector nationwide, and systematically establishing a scope 3 carbon emissions management framework across its entire value chain. The Group has broadened its green financing channels by securing a HKD1.56 billion sustainability-linked loan and successfully issuing green dim sum bonds of RMB2.85 billion. As of the end of the Year, the proportion of sustainable financing reached 35.0%, with the overall management effectiveness receiving widespread recognition from prominent organisations both domestically and internationally. During the Year, the Company received a "Global Real Estate Sustainability Benchmark" (GRESB) five-star rating (top rating) for the first time, positioning among the top mainland property developers in terms of overall rating. The Company's Wind ESG rating was upgraded to "AA", its Hang Seng Sustainability Index rating was upgraded to "A+" and it was included as a constituent member of the Hang Seng Corporate Sustainability Benchmark Index for the second consecutive year. The Company's performance in S&P CSA ranked among the top 8% of global peers, and it also won the "ESG Leading Enterprise Award" from Bloomberg Businessweek (Chinese Edition), demonstrating a steady increase in its sustainability influence.

II. BUSINESS OUTLOOK

Looking ahead to 2026, China's economy will adhere to the principle of seeking progress while maintaining stability and promoting stability through progress. The central government has clearly stated its intention to "focus on stabilising the property market", with policy directions centred on "controlling new supply, destocking and optimising supply on city-specific basis". It will also promote the acquisition of existing commercial housing for use as affordable housing. Meanwhile, "deepening the reform of the housing provident fund system" and "orderly promoting the good housing initiative" have been identified as key policy initiatives, and the industry is accelerating the development of a new model centred on people and high-quality development.

The year 2026 marks not only the beginning of the "15th Five-Year Plan", but also a crucial year for the Group's transformation and development and a critical period for the industry to shift from pursuing "scale and speed" to "high quality and efficiency". The Group actively responds to the central government's core strategy of "stabilising the real estate market". With a customer-centric approach, guided by the principle of "Being a Company with Quality Products, Excellent Services, Strong Brand and Capable Teamwork", the Group is building a business portfolio featuring "one main body with two wings" to achieve a three-in-one integration model of development, operation and services, so as to meet people's diverse needs for good living from all perspectives.

Focusing on the Principal Business of Property Development, Deepening Urban Renewal and Consolidating Strategic Advantages

The Group will remain firmly rooted in Guangzhou as its home base, driving business development in the Greater Bay Area while continuously deepening its strategic positioning in six core cities. The Group will spare no effort to create more benchmark projects, enabling Yuexiu's "Good Housing" to gain broader market recognition, thereby strengthening its premium pricing capability. The Group will maintain its leading position in the industry, striving to achieve sales of over RMB100 billion. This will involve continuously strengthening its marketing capabilities and focusing on accelerating sales and destocking. The Group will ensure financial stability and capital safety by maintaining net cash inflows from operating activities. By optimising its financial structure and debt maturity profile, the Group will keep financing costs at the lower end and maintain its investment-grade credit ratings from S&P and Fitch.

Strengthening the Property Service Sector and Expanding Value-added Businesses to Achieve High-quality Growth

The Group will remain committed to improving quality of life through its property services and contributing to urban development through professional operations. On the one hand, the Group will continue to focus on its residential services by prioritising service excellence, leveraging intelligent tools to improve response efficiency and enhance residential security, thereby fostering a warm and harmonious community environment. On the other hand, the Group will actively expand its diverse service offerings across sectors such as commercial properties, office buildings, industrial parks, mass transportation, and public premises. By adhering to the principles of refined management, professional operations, and people-centric services, the Group aims to enhance the quality of public spaces and service experiences, making its property services a reliable link between people, life, and the city.

Optimising Commercial Property Sector and Upgrading Asset Management Model to Improve Operational Efficiency

The Group will focus on its three core businesses – office buildings, shopping malls, and business travel – in order to systematically develop full-cycle operational management capabilities. Firstly, the Group will strengthen its office building operations by optimising tenant mix and service offerings to meet diverse workplace needs, thereby increasing asset value. Secondly, the Group will steadily advance its shopping mall operations by adapting its brand mix and spatial experiences to evolving consumption trends, thereby effectively driving customer traffic and sales performance. Thirdly, the Group will continue to solidify its leading position in business travel business by seizing opportunities arising from market recovery and improving service quality and customer satisfaction through refined operations. Leveraging digital empowerment in management, the Group will strengthen asset synergies and continuously improve professional operational efficiency, thereby supporting the preservation and appreciation of asset value.

Acknowledgements

The Group will concentrate on high-quality development, adhere to the principle of making progress while maintaining stability, and uphold fundamental principles while breaking new grounds. We will adopt a more proactive attitude and a more pragmatic approach, unite our efforts to forge ahead, with a view to continuously creating value in this new cycle of industry development, and at the same time, rewarding shareholders for their trust and support with outstanding performance.

Lastly, the success of the Group is inseparable from the strategic guidance of the Board of Directors, the diligent efforts of the management and all the staff, as well as the long-standing support and trust of shareholders, customers, partners and all sectors of society, to whom sincere gratitude is herewith extended.

MANAGEMENT DISCUSSION AND ANALYSIS

REVENUE AND GROSS PROFIT

In 2025, the Group realised revenue of approximately RMB86.46 billion (2024: RMB86.40 billion), representing a year-on-year increase of 0.1%. The gross profit was approximately RMB6.75 billion (2024: RMB9.05 billion), representing a year-on-year decrease of 25.5%, and the gross profit margin was approximately 7.8%, representing a year-on-year decrease of 2.7 percentage points.

PROFIT ATTRIBUTABLE TO EQUITY HOLDERS

In 2025, profit attributable to equity holders was approximately RMB0.06 billion (2024: RMB1.04 billion), representing a year-on-year decrease of 94.7%. The core net profit* was approximately RMB0.26 billion (2024: RMB1.59 billion), representing a year-on-year decrease of 83.5%.

The decrease in profit attributable to equity holders and core net profit was mainly due to: (1) the property market remained in a profound adjustment phase in 2025, with substantial recovery in market confidence and expectations still taking time. In addition, notable market differentiation existed among cities, resulting in a year-on-year decrease in the gross profit margin of the Group's recognised property sales in 2025; and (2) the overall structure of the Group's projects that recognised sales in 2025 underwent a phased change, resulting in a decline in the average equity interest ratio of projects that recognised sales for the Year compared to 2024, and a consequential decrease in profit attributable to equity holders.

* To supplement our consolidated financial statements, which are prepared and presented in accordance with GAAP, we use the following non-GAAP financial measure: core net profit. Core net profit represents profit attributable to equity holders excluding net foreign exchange gains/(losses) recognised in the consolidated statement of profit or loss, net fair value gains/(losses) on investment properties held on a continuing basis (excluding investment properties disposed during the year/period) and the related tax effect, and impairment of intangible assets. We believe that this non-GAAP financial measure is broadly used by management and investors to measure the Group's profitability and provide opportunities for investors to have a better understanding on the Group's operational efficiency. This non-GAAP financial measure presented here has no standardised meaning under GAAP and may not be comparable to similarly titled financial measure presented by other companies. Other companies may calculate their similarly titled financial measure differently, limiting their usefulness as comparative measure to our measure.

CONTRACTED SALES

In 2025, the Group recorded aggregate contracted sales value (including sales of projects of joint ventures and associates) of approximately RMB106.21 billion, representing a year-on-year decrease of 7.3%. The aggregate contracted sales GFA (including sales of projects of joint ventures and associates) amounted to approximately 2.95 million sq.m., representing a year-on-year decrease of 24.7%, while the average selling price ("ASP") was approximately RMB36,000 per sq.m., representing a year-on-year increase of 23.3%.

Geographically, Greater Bay Area, Eastern China Region, Central-western China Region and Northern China Region accounted for approximately 30.6%, 26.2%, 11.2% and 32.0%, of the contracted sales value for 2025, respectively.

Contracted sales of the Group in 2025 are summarised as follows:

Region	**GFA**	**Value**	**ASP**
	(sq.m.)	*(RMB million)*	*(RMB/sq.m.)*
Greater Bay Area	1,209,200	32,490	26,900
Eastern China Region	536,700	27,874	51,900
Central-western China Region	667,300	11,841	17,700
Northern China Region	539,300	34,009	63,100
Total	**2,952,500**	**106,214**	**36,000**

RECOGNISED SALES

In 2025, the value of the recognised sales and GFA of the recognised sales were approximately RMB79.22 billion and 2.68 million sq.m., respectively, representing a year-on-year decrease of 1.9% and 12.6%, respectively, and the average selling price was approximately RMB29,600 per sq.m., representing a year-on-year increase of 12.1%.

Recognised sales of the Group in 2025 are summarised as follows:

Region	GFA	Value	ASP
	(sq.m.)	*(RMB million)*	*(RMB/sq.m.)*
Greater Bay Area	687,800	17,608	25,600
Eastern China Region	900,900	32,397	36,000
Central-western China Region	808,700	14,857	18,400
Northern China Region	277,900	14,354	51,700
Total	**2,675,300**	**79,216**	**29,600**

UNRECOGNISED SALES

As of 31 December 2025, the unrecognised sales value amounted to approximately RMB132.01 billion, representing a decrease of 22.4% as compared to that as of the beginning of the Year, and the unrecognised sales GFA was approximately 3.05 million sq.m., representing a decrease of 33.3% as compared to that as of the beginning of the Year. The average selling price was approximately RMB43,200 per sq.m., representing an increase of 16.1% as compared to that as of the beginning of the Year.

LANDBANK

In 2025, the Group has newly acquired 25 land parcels located in Beijing, Shanghai, Guangzhou, Shenzhen, Hangzhou, Chengdu, Zhengzhou, Xi'an and Foshan with a total GFA of approximately 2.78 million sq.m..

The land parcels newly acquired in 2025 are summarised as follows:

No.	Project	Equity Holding	Total GFA
			(sq.m.)
1	Guangzhou Puyue Villa	38.19%	57,700
2	Guangzhou Guangtang Land	95.48%	166,200
3	Guangzhou Joy Riverside	52.51%	37,400
4	Guangzhou Meta Mansion	95.48%	57,500
5	Guangzhou Joyful Clouds (previous name: Guangzhou Jiahewanggang Land)	21.70%	103,900
6	Guangzhou Wonder City II	51.39%	91,100
7	Guangzhou Magnificent Pavilion	95.48%	115,800
8	Shenzhen Brocade	47.74%	85,500
9	Shenzhen Stellar Genesis	8.89%	307,300
10	Foshan Starry Lake	50.35%	84,000
11	Shanghai Jing'an Land	19.00%	153,900
12	Shanghai Jade Joy Mansion II	48.45%	57,200
13	Hangzhou Villa Opus	59.84%	50,600
14	Hangzhou Influential Mansion	38.76%	86,500
15	Hangzhou River Mansion	36.46%	127,800
16	Hangzhou Yunhe Shade (previous name: Hangzhou Gongshu Yunhe New Town Land)	59.84%	49,700
17	Hangzhou Brocade Lane	95.00%	98,000
18	Zhengzhou Century Land	48.45%	77,600
19	Chengdu Joy Gather	95.00%	116,900
20	Xi'an Starry Cloud	46.55%	206,200
21	Beijing Puyue (previous name: Beijing Chaoyang Land I)	16.23%	117,800
22	Beijing Courtyard (previous name: Beijing Chaoyang Land II)	16.23%	289,200
23	Beijing Grand Jade Mansion	49.59%	111,900
24	Beijing Changping Life Science Park Land I	28.64%	61,200
25	Beijing Changping Life Science Park Land II	28.64%	66,800
	Total		**2,777,700**

Note: The number of land parcels newly acquired in 2025 is based on the number of development projects expected to be carried out thereon.

As of 31 December 2025, the landbank of the Group reached approximately 18.55 million sq.m., the structure and regional layout of the landbank continued to improve. Geographically, Greater Bay Area, Eastern China Region, Central-western China Region, and Northern China Region accounted for approximately 42.6%, 17.8%, 23.7%, and 15.9%, respectively.

The landbank of the Group is summarised as follows:

Region	**LANDBANK GFA*** *(sq.m.)*
Greater Bay Area	7,903,400
Eastern China Region	3,300,700
Central-western China Region	4,398,000
Northern China Region	2,949,000
Total	**18,551,100**

* Landbank GFA includes completed but unsold GFA.

OTHER GAINS AND LOSSES

In 2025, the Group's other gains, net amounted to approximately RMB40 million, which was mainly due to the combined effects of the gains on revaluation of investment properties held at the end of the year, net of approximately RMB84 million and other miscellaneous expenses of approximately RMB44 million. Other losses, net for 2024 amounted to approximately RMB1,395 million, mainly including the gain on disposal of the Guangzhou ICC project of approximately RMB868 million, net losses on revaluation of investment properties for the year of approximately RMB727 million, impairment losses of long-term assets of approximately RMB1,628 million and other miscellaneous income, net of approximately RMB92 million.

As at 31 December 2025, the Group owned investment properties under lease of approximately 1,100,000 sq.m. in total, of which office buildings, commercial properties and car parks and others accounted for approximately 44.5%, 45.8% and 9.7%, respectively. The Group recorded rental income of approximately RMB506 million in 2025, representing a year-on-year decrease of 24.3%, which was mainly due to the disposal of the Guangzhou ICC project in the second half of 2024.

In 2025, the Group recorded net gains on revaluation of investment properties held for the year of approximately RMB84 million, which was mainly attributable to the gains on revaluation of an industrial park in Nansha for the year of approximately RMB140 million due to the transfer of additional leased area to investment properties; gains on revaluation of certain commercial properties in Guangzhou of approximately RMB196 million due to the increase in renewal rent or occupancy rate; and losses on revaluation of Wuhan International Financial City and a commercial property in Nansha for the year of approximately RMB138 million and RMB114 million respectively due to the impact of the market environment.

SELLING AND MARKETING EXPENSES

In 2025, the Group's selling and marketing expenses were approximately RMB2,811 million, representing a year-on-year increase of 3.4%, which was mainly because the Group adopted more diversified marketing strategies to further facilitate properties sales. Selling and marketing expenses accounted for 3.3% of the revenue for the Year, representing a slight increase of 0.2 percentage point from 3.1% for 2024.

ADMINISTRATIVE EXPENSES

In 2025, the Group's administrative expenses amounted to approximately RMB1,329 million, representing a year-on-year decrease of 10.7%, which was mainly because the Group continued to strengthen control over expenses and strictly followed the annual expenses budget. The administrative expenses accounted for 1.5% of the revenue for the Year, down by 0.2 percentage point from 1.7% for 2024.

FINANCE COSTS

In 2025, the finance costs of the Group amounted to approximately RMB828 million, representing a decrease of RMB51 million as compared to 2024. This was mainly due to the combined effects of a year-on-year decrease of RMB272 million in interest expense for the Year and a year-on-year increase of RMB221 million in net foreign exchange losses for the Year. Due to the fluctuations in market exchange rates, the Group recorded net foreign exchange losses and losses on fair value of related derivative financial instruments for the Year of approximately RMB100 million in total (2024: net foreign exchange gains and gains on fair value of related derivative financial instruments of approximately RMB121 million). As the overall financing environment has remained moderate since 2025, the Group's weighted average borrowing interest rate for the Year declined to 3.05% per annum from 3.49% per annum for 2024.

SHARE OF PROFIT FROM ASSOCIATES

In 2025, the overall net profit from associates attributable to the Group was approximately RMB1,219 million (2024: net profit of approximately RMB1,021 million), mainly due to net gains on the investments in cooperative projects.

In 2025, the total distributable amount of Yuexiu REIT amounted to approximately RMB271 million, representing a year-on-year decrease of 14.0%, and the cash distribution attributable to the Group amounted to approximately RMB114 million.

BASIC EARNINGS PER SHARE

In 2025, basic earnings per share attributable to the equity holders of the Company (calculated based on the weighted average number of ordinary shares outstanding) were RMB0.0137 (2024: RMB0.2584).

FINAL DIVIDEND

The Board resolved not to declare final dividend for 2025 (2024: Nil), total dividend for the year ended 31 December 2025 amounted to HKD0.166 per share which was equivalent to RMB0.151 per share (2024: total dividend amounted to HKD0.189 per share which was equivalent to RMB0.173 per share).

Dividend payable to shareholders will be paid in HKD. The exchange rate adopted by the Company for its dividend payable is the average of central parity rates of HKD against RMB announced by the People's Bank of China ("PBOC") for the last five consecutive business days preceding the date of dividend resolved/proposed by the Board.

LIQUIDITY AND FINANCIAL RESOURCES

Cash receipts from operating activities and committed banking facilities are the Group's main sources of liquidity. The Group has always adhered to prudent financial management principles, emphasised on funding management and risk control, established an ongoing monitoring system to respond to market changes, ensured healthy and adequate liquidity and secured the business development. While continuing to maintain a good relationship with commercial banks in Chinese mainland and Hong Kong, the Group also explores other funding channels, optimises the capital structure and lowers the funding costs, enhances the ability to protect its resources, and enhances its risk resistance capabilities.

In 2025, the Group obtained new borrowings of approximately RMB47.62 billion, including onshore borrowings of approximately RMB36.08 billion and offshore borrowings of approximately RMB11.54 billion. During the Year, the sell-back period for two tranches of corporate bonds issued by a subsidiary of the Company on the Shanghai Stock Exchange commenced, with the sell-back amounts calculated at par value amounting to RMB370 million and RMB955 million, respectively. Meanwhile, the Group has fully resold the sell-back portions of the aforementioned two tranches of corporate bonds during the Year. As at 31 December 2025, total borrowings amounted to approximately RMB104.83 billion (31 December 2024: RMB103.89 billion), cash and bank balances, time deposits, time deposits and other restricted deposits amounted to approximately RMB46.76 billion, and the net gearing ratio was 54.9%, which was calculated as net debt (i.e., total borrowings less cash and bank balances, time deposits, time deposits and other restricted deposits) divided by total equity. Borrowings due within one year accounted for approximately 26% of the total borrowings (31 December 2024: 22%), fixed-rate borrowings accounted for approximately

45% of the total borrowings (31 December 2024: 44%). The Group's weighted average borrowing interest rate for the Year decreased by 44 basis points to 3.05% per annum from 3.49% per annum for 2024.

As at 31 December 2025, among the Group's total borrowings, approximately 47% was RMB denominated bank borrowings and other borrowings (31 December 2024: 51%), 13% was Hong Kong dollar denominated bank borrowings (31 December 2024: 11%), 7% was Hong Kong dollar and US dollar denominated medium-to-long term notes (31 December 2024: 7%), and 33% was RMB denominated medium-to-long term notes (31 December 2024: 31%).

WORKING CAPITAL

As at 31 December 2025, the Group's working capital (current assets less current liabilities) amounted to approximately RMB115.64 billion (31 December 2024: approximately RMB120.28 billion). The Group's current ratio (current assets divided by current liabilities) was 1.6 times (31 December 2024: 1.5 times). Cash and bank balances (excluding charged bank deposits) and current portion of time deposits amounted to approximately RMB32.53 billion (31 December 2024: RMB30.20 billion). Charged bank deposits amounted to approximately RMB12.83 billion (31 December 2024: RMB17.56 billion). As a result, the total amount was approximately RMB45.36 billion, of which approximately RMB38.42 billion were denominated in RMB, approximately RMB3.17 billion were denominated in Hong Kong dollar, approximately RMB3.77 billion were denominated in US dollar, and approximately RMB1 million were denominated in other currencies. Undrawn committed bank facilities amounted to approximately RMB46.57 billion.

CAPITAL AND FINANCIAL STRUCTURE ANALYSIS

Set out below is a summary of the Group's debts:

	As at	
	31 December	31 December
	2025	2024
	RMB'000	*RMB'000*
Borrowings and notes		
Denominated in RMB	84,227,732	85,024,128
Denominated in HKD	15,018,324	13,124,046
Denominated in USD	5,580,906	5,740,529
Total borrowings and notes	104,826,962	103,888,703
Bank overdrafts	—	39
Total debts	104,826,962	103,888,742
Ageing analysis:		
Within one year	27,201,874	23,268,833
In the second year	27,660,121	34,277,646
In the third to fifth year	36,397,877	33,645,363
Beyond five years	13,567,090	12,696,900
Total borrowings	104,826,962	103,888,742
Lease liabilities	680,487	787,711
Less: Cash and bank balances (excluding charged bank deposits) and current portion of time deposits	(32,529,502)	(30,195,576)
Net borrowings	72,977,947	74,480,877
Total equity	105,832,388	104,079,168
Total capital	178,810,335	178,560,045
Gearing ratio (net borrowings divided by total capital)	40.8%	41.7%

INTEREST RATE EXPOSURE

The Group's interest rate exposure is mainly derived from floating-rate loans and deposits denominated in Renminbi, Hong Kong dollars and US dollars. As of 31 December 2025, among total borrowings of the Group, approximately 42% was floating-rate bank loans denominated in Renminbi, approximately 13% was floating-rate bank loans denominated in Hong Kong dollars, approximately 5% was fixed-rate bank loans and other borrowings denominated in Renminbi, approximately 33% was fixed-rate bonds denominated in Renminbi, and approximately 7% was fixed-rate notes denominated in US dollars and Hong Kong dollars. The weighted average borrowing interest rate for 2025 was approximately 3.05% per annum, decreased by 44 basis points from 3.49% per annum for 2024.

With respect to US dollar interest rates, in early 2025, the inflation in the United States was largely under control but still above the 2% target. Subsequently, the US President has introduced the new tariff policies. Given the significant uncertainties related to the impacts of those policies, the Federal Reserve has yet to commence interest rate cuts in the first half of 2025. In September 2025, the Federal Reserve restarted interest rate cuts, with three interest rate cuts of 25 basis points each in September, November and December, respectively, reducing the federal funds rate to a range of 3.5% to 3.75%. At the same time, the Federal Reserve launched a USD40 billion Treasury bond purchasing programme in December 2025, injecting liquidity into the market. In 2026, the trend of US dollar interest rates will still depend on the US inflation data, labour market performance, the impact of subsequent policies of the US government and the development of geopolitics and conflicts. It is expected that the Federal Reserve is highly likely to keep its interest rate unchanged in the first half of 2026, with one interest rate cut of about 25 basis points in the second half of 2026.

With respect to Hong Kong dollar interest rates, due to the impact of the US tariff policies in April 2025, a substantial inflow of capital into Hong Kong occurred in May, which has triggered the strong-side Convertibility Undertaking in Hong Kong. The injection of liquidity by the Hong Kong Monetary Authority (the "HKMA") has led to a significant increase in the aggregate balance in the banking sector. Subsequently, one-month HIBOR fell sharply, with an average of approximately 1% from May to August. In late August, the one-month HIBOR gradually rebounded, and subsequently the Hong Kong dollar fluctuated within a range of

2.3% to 3.9%. Under the linked exchange rate system, Hong Kong dollar interest rates in 2026 are expected to follow the trend of US dollar interest rates, and may experience phased fluctuations due to the influence of the market liquidity of Hong Kong dollar. The HKD-USD interest rate spreads are expected to maintain at around 1%. The Group has not arranged any interest rate hedging instruments during the Year, but will continuously monitor the IRS and CCS quotations of market interest rates to appropriately lock in interest rate risk exposure at reasonable costs, thereby hedging the risk of interest rate fluctuations.

With respect to Renminbi interest rates, in recent years, the PBOC has been implementing a relatively easing monetary policy to stimulate economic recovery and enhance the management and control of the domestic property market exposure. Since 2025, the primary risks facing China's economy included the United States' significant increase in tariffs on goods imported from China and the ongoing crackdown on Chinese companies in the technology sector. The overall domestic economy remained relatively weak, and the real estate market has yet to bottom out and recover. Since March 2026, the escalating conflict in the Middle East and soaring international oil prices have brought more uncertainties and risks to the market. It is expected that the central government will continue to introduce relevant policies in 2026 to stabilise the economy and the property market, and the monetary policies will remain flexible and moderate, with a view to supporting the stable recovery of the domestic economy.

The Group will continue to pay close attention to changes in domestic and foreign interest rate market and continuously optimise its debt structure to manage its interest rate exposure.

FOREIGN EXCHANGE RISK

Since the main business operations of the Group are conducted in Chinese mainland, its income and assets are denominated primarily in Renminbi. The Group has foreign currency denominated financing and is thus exposed to foreign exchange risk. The Group has actively adopted various measures to enhance the management and control of foreign exchange exposure. As at 31 December 2025, among the borrowings denominated in foreign currencies, approximately HKD14.34 billion (equivalent to approximately RMB12.95 billion) was bank borrowings denominated in Hong Kong dollar, approximately USD0.79 billion (equivalent to approximately RMB5.58 billion) was notes denominated in US dollars, and approximately HKD2.29 billion (equivalent to approximately RMB2.07 billion) was notes denominated in Hong Kong dollars. Approximately 20% of the total borrowings of the Group was borrowings denominated in foreign currencies, among which, financial products were purchased to manage part of foreign exchange exposures with respect to the borrowings denominated in foreign currencies equivalent to approximately RMB7.85 billion. The Group currently has limited foreign exchange exposure with controllable exchange rate risks.

In the first half of 2025, China's economic recovery was relatively moderate and uneven, with the domestic economy facing multiple challenges, such as the still volatile real estate market, weaker-than-expected domestic consumption and the uncertainty surrounding the China-US tariff war, leading to the significantly fluctuated RMB exchange rates. In the second half of the Year, with the continued implementation of the national policy on promoting stable economic growth and the Federal Reserve's interest rate cuts, RMB exchange rates experienced strong two-way fluctuations. In 2026, due to the escalating conflict in the Middle East, the expectation of interest rate cuts by the Federal Reserve has weakened significantly. However, it is expected that the Federal Reserve's interest rate cutting cycle will continue, and the exchange rates of RMB against USD and HKD will remain basically stable with a slight increase at a reasonably balanced level. Meanwhile, it is expected that the central government will continue to introduce relevant policy initiatives and measures to boost economic growth and stabilise the financial market and exchange rates.

The Group will continue to keep track of developments in the foreign exchange market, appropriately adopt financial instruments to manage its foreign exchange exposure, and optimise its debt structure to manage its foreign exchange exposure.

COMMITMENTS FOR PROPERTY, PLANT AND EQUIPMENT

As at 31 December 2025, the Group did not have contractual commitments in respect of purchases of property, plant and equipment (31 December 2024: nil).

CONTINGENT LIABILITIES

The Group provided guarantees in respect of mortgage facilities granted by certain banks relating to the mortgage loans arranged for certain purchasers of the Group's properties. Pursuant to the terms of the guarantees, upon default in mortgage payments by these purchasers, the Group is responsible for repaying the outstanding mortgage principals together with accrued interest and penalty owed by the defaulted purchasers to the banks and the Group is entitled to take over the legal title and possession of the related properties. Such guarantees shall terminate upon issuance of the relevant property ownership certificates. As of 31 December 2025, the total contingent liabilities relating to these guarantees amounted to approximately RMB30.36 billion (31 December 2024: RMB44.11 billion).

As at 31 December 2025, certain subsidiaries of the Group provided guarantee up to a limit of approximately RMB2,171 million (31 December 2024: RMB6,554 million) in respect of loans borrowed by joint ventures and associates of the Group, among which, guarantee of approximately RMB517 million (31 December 2024: RMB725 million) was utilised and guarantee of approximately RMB1,654 million (31 December 2024: RMB5,829 million) was not utilised yet.

EMPLOYEES AND REMUNERATION POLICY

As at 31 December 2025, the Group had approximately 14,000 employees (30 June 2025: 14,940 employees). The Group offers its employees reasonable remuneration in accordance with industry practice. Salary increment and promotion of employees are based on performance and achievements. In the meantime, the Group provides employees with other benefits, such as mandatory provident funds, medical insurance, educational allowances and professional training. The Group adopted the Share Incentive Scheme on 2 December 2016 and the Share Award Scheme on 17 March 2017. Both schemes will (i) provide the selected participants (including senior management, middle management and other employees) with an opportunity to acquire a proprietary interest in the Company; (ii) encourage and retain such individuals to work with the Company and the Group; and (iii) provide additional incentive for them to achieve performance goals and promote the pursuit of long-term interests of the Group, the Company and its shareholders, with a view to achieving the objective of aligning the interests of the selected participants with those of the shareholders of the Company. Details of the Share Incentive Scheme and Share Award Scheme have been respectively disclosed in the announcements dated 2 December 2016 and 17 March 2017.

CORPORATE GOVERNANCE

The Company has complied with the code provisions as set out in the Corporate Governance Code throughout the year ended 31 December 2025.

REVIEW OF ANNUAL RESULTS

The annual results have been reviewed by the audit committee of the Company. The figures in respect of the preliminary announcement of the Group's results for the year ended 31 December 2025 have been agreed by the Group's auditors, Ernst & Young, to the amounts set out in the Group's consolidated financial statements for the year. The work performed by Ernst & Young 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 Ernst & Young on the preliminary announcement.

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

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

By order of the Board
Yuexiu Property Company Limited
LIN Zhaoyuan
Chairman

Hong Kong, 31 March 2026

As at the date of this announcement, the Board comprises:

Executive Directors:	*LIN Zhaoyuan (Chairman), ZHU Huisong, JIANG Guoxiong, HE Yuping, CHEN Jing and LIU Yan*
Non-executive Directors:	*ZHANG Yibing and SU Junjie*
Independent Non-executive Directors:	*YU Lup Fat Joseph, LEE Ka Lun, LAU Hon Chuen Ambrose and CHEUNG Kin Sang*