

Evergrande Property Services Group Limited

恒大物業集團有限公司

(Incorporated in the Cayman Islands with limited liability)

Stock Code : 6666

2025 Interim Report

貼心服務 真誠相伴

CONTENTS

Corporate Information	2
Chairman's Statement	4
Management Discussion and Analysis	8
Corporate Governance and Other Information	21
Report on Review of Interim Condensed Consolidated Financial Statements	29
Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income	31
Condensed Consolidated Statement of Financial Position	32
Condensed Consolidated Statement of Changes in Equity	34
Condensed Consolidated Statement of Cash Flows	35
Notes to the Condensed Consolidated Financial Statements	36

Corporate Information

Board of Directors

Executive Directors

Mr. Duan Shengli (*Chairman*)
Mr. Han Chao
Mr. Hu Xu

Non-executive Directors

Mr. Sang Quan
Mr. Lin Wuchang

Independent Non-executive Directors

Mr. Peng Liaoyuan
Ms. Wen Yanhong
Mr. Dong Xinyi
Mr. Lam Wai Hon (appointed on 15 May 2025)
Mr. Hoong Cheong Thard (appointed on 15 May 2025)

Audit Committee

Ms. Wen Yanhong (*Chairwoman*)
Mr. Peng Liaoyuan
Mr. Dong Xinyi

Remuneration Committee

Mr. Dong Xinyi (*Chairman*)
Ms. Wen Yanhong
Mr. Han Chao

Nomination Committee

Mr. Duan Shengli (*Chairman*)
Mr. Peng Liaoyuan
Ms. Wen Yanhong (appointed on 21 July 2025)
Mr. Dong Xinyi

Authorized Representatives

Mr. Duan Shengli
Mr. Cheng Ching Kit

Joint Company Secretaries

Mr. Hu Xu
Mr. Cheng Ching Kit

Headquarters and Principal Place of Business in the PRC

Third Compartment of Room 3101
No. 78, Huangpu Ave West
Tianhe District
Guangzhou
Guangdong, PRC

Principal Place of Business in Hong Kong

Room 2201, 22/F, YF Life Centre
38 Gloucester Road
Wanchai
Hong Kong

Registered Office

Cricket Square
Hutchins Drive
PO Box 2681
Grand Cayman KY1-1111
Cayman Islands

Principal Share Registrar and Transfer Office

Conyers Trust Company (Cayman) Limited
Cricket Square
Hutchins Drive
PO Box 2681
Grand Cayman KY1-1111
Cayman Islands

Hong Kong Branch Share Registrar and Transfer Office

Computershare Hong Kong Investor Services Limited
Shops 1712-1716, 17th Floor
Hopewell Centre
183 Queen's Road East
Wanchai
Hong Kong

Auditors

Prism Hong Kong Limited
Certified Public Accountants
Registered Public Interest Entity Auditor

Legal Advisers

Sidley Austin

Principal Banks

Bank of China Limited
Agricultural Bank of China Limited
Industrial and Commercial Bank of China Limited
China Construction Bank Corporation
China Merchants Bank Co., Ltd.
Bank of Communications Co., Ltd.

Stock Code on Main Board of The Stock Exchange of Hong Kong Limited

6666

Company's Website

www.evergrandeservice.com

Chairman's Statement

Dear Shareholders,

On behalf of the board (the “**Board**”) of directors (the “**Directors**”) of Evergrande Property Services Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”), I hereby present the interim results of the Group for the six months ended 30 June 2025 (the “**Period**”). During the Period, the Group achieved an operating revenue of approximately RMB6,646.6 million, representing a period-on-period increase of approximately 6.9%; gross profit was approximately RMB1,198.7 million, with a gross profit margin of approximately 18.0%, representing a period-on-period decrease of approximately 2.2 percentage points; and net profit was approximately RMB491.2 million, with a net profit margin of approximately 7.4%, representing a period-on-period decrease of approximately 0.6 percentage points; and profit attributable to owners of the Company was approximately RMB472.3 million, with basic earnings per share of approximately RMB0.04. As at 30 June 2025, the net assets of the Company increased by approximately RMB467.0 million compared with the end of 2024, and the monetary funds decreased by approximately RMB400.0 million compared with the end of 2024.

At present, the property management industry is undergoing a critical stage of profound transformation. The adjustments in the upstream real estate sector are driving enterprises to shift towards existing property operation, while stricter regulatory requirements are promoting compliance upgrades. Meanwhile, the upgrading of customer demands is accelerating the iteration of service standards and the enhancement of transparency. At the same time, rising labor costs and increasing service resource inputs have placed enterprises under the dual challenges of “cost reduction” and “quality improvement”. These structural changes are driving the industry to transform and upgrade from traditional basic services to technology-driven new property management services.

Against the backdrop of macroeconomic regulation in the industry, slowing growth and intensified market competition, the Group is also facing multiple pressures such as tight liquidity and impact of related parties.

The receivables of the Group remain at a persistently high level, putting the Group under severe challenges in terms of capital liquidity. Affected by the combined impact of various factors from related parties, some property owners have shown low willingness to pay fees, leading to increased trade receivables and a prolonged collection cycle, which continues to put pressure on the Company's capital chain. Up to now, the original value of the Group's trade receivables amounted to approximately RMB5,883.2 million, with accumulated provisions for bad debt losses of approximately RMB3,041.7 million, resulting in an impairment rate as high as 51.7%. Among them, the original value of third-party receivables with a term of three years or more was approximately RMB660.8 million, accounted for approximately 18.0% of the total original value of third-party receivables. The net value of such receivables after impairment increased by approximately 23.4% to RMB180.2 million as compared with the beginning of the Period, with the aging structure continuing to deteriorate, further exacerbating the pressure for bad debt impairment. Although in recent years we have sought to ease liquidity pressures through proactive operational adjustments, the Company remains in a net current liabilities position, and cash flow pressure continues to represent the core challenge for our operations.

The ongoing negative impact from related parties has exerted significant pressure on the Company's operating fundamentals. The conversion process of the Company's approximately 150 million sq.m. of signed contracted projects from related parties has come to a standstill, and there is significant uncertainty as to whether effective conversion can be achieved in the future. The disposal of assets of related parties may lead to changes in the business model of the Company's related businesses (such as car parking operations) and a decline in profits. Meanwhile, the contagion of the risk arising from related parties has severely undermined the Company's brand credibility and bargaining power in external markets (such as in bidding, development of new customers and renewal of contracts with existing customers). It will take a relatively long time for the Company to resolve the risks arising from related parties.

The Company is under dual pressure on its profit margins due to increasingly stringent regulatory compliance and intensified market competition. A series of policy measures introduced successively across various regions, including upper limits on guided property management service fees, fee reductions or exemptions for vacant properties, and strengthened compliance requirements for public area revenues, have generally exposed enterprises to the pressure of maintaining revenue while facing declining profits. Meanwhile, the continuous upgrading of service standards and property owners' expectations has driven enterprises to increase service input, resulting in a sustained rise in rigid expenditures such as community maintenance, intelligent upgrading, and labor costs. Under the structural contradiction of "rising service standards but restricted charging prices (服務標準升、收費價格限)", the Company is forced to internally absorb the pressure from incremental costs. Constrained revenue and rigidly rising costs have jointly squeezed profit margins, posing challenges to the enterprise's profitability.

Faced with multiple challenges, the Group has proactively adapted to changes in the “times” and “trends”, actively responded to internal and external pressures, fostered differentiated competitive advantages and the foundation of long-term value amid changes, and steadily moved towards a new stage of more resilient and higher-quality development.

We are committed to refining our services, with customer satisfaction driving efficiency enhancement. We deeply understand the evolving value of property management services as a “core living requirement” for property owners, and regard customer satisfaction as the core pivot for driving efficiency enhancement, while continuously improving service quality. On one hand, we have systematically promoted the “home renewal (家園煥新)” initiative, completing tens of thousands of projects nationwide in communities, including environmental beautification, improvement of elderly and child-friendly facilities, and smart community transformation, to ensure that property owners’ living and safety needs are firmly met. On the other hand, we have effectively released the productivity of service personnel through technological empowerment, enabling them to focus more on facing customers directly and providing more caring services. From hardware renovation to soft care, from efficiency enhancement to emotional connection, the all-round service upgrade has effectively met property owners’ in-depth needs from “cleanliness and safety” to “emotional belonging”, driving a positive cycle of “service promoting fee collection” and boosting the simultaneous improvement of project collection rates and customer satisfaction.

We are committed to expanding our market reach and cultivating it with precision, driving scale growth through market-oriented expansion. The Group has deeply integrated its affiliated professional brand companies, striving to build a cluster of benchmark services across diverse business formats. Leveraging the reputation radiated by benchmark projects, it has efficiently driven the expansion of high-quality existing properties and non-residential business formats, achieving a coordinated leap in management scale and operational efficiency. During the Period, with “service capability” as the core driving engine, the Group continued to make breakthroughs in diverse business formats such as commercial and office buildings, industrial parks, public transportation, medical and educational institutions, and city public services. It has cumulative newly signed contracted gross floor area (“GFA”) from third parties of exceeding 23 million sq.m., with annual saturated contract revenue amounting to nearly RMB600 million. Among these, the annual saturation revenue from non-residential projects was approximately RMB440 million, accounting for over 70%, which further enhanced the competitiveness and brand influence in diverse business formats and injected sustained momentum into high-quality development.

Strengthening the foundation with talents, we fully activate new momentum for organizational development. The organizational system is the core support for the high-quality development of an enterprise. With the “focus on the frontline” as its service foundation, the Group has deeply rooted the philosophy of “serving property owners and serving the frontline” in all levels of personnel. Focusing on innovating the grass-roots organizational structure at service touchpoints, we have implemented an “all-round butler” mechanism that integrates multiple functions such as customer service, repair and maintenance, and management, enabling one-person connection and full-process response to property owners’ needs. Meanwhile, the Company has established a multi-dimensional real-time incentive system, closely linking differentiated performance appraisal results with promotion channels. In the past year, the Company has promoted approximately 350 frontline employees to middle management positions, injecting fresh blood into the management team and further enhancing the team’s cohesion and combat effectiveness.

The Group will adhere to its original aspiration of serving, drive the upgrading of service quality with the principle of “property owner satisfaction and winning through reputation” to consolidate the basic foundation of property management services; deeply cultivate in areas such as community living services and asset management services with the concept of “demand-oriented and professional foundation-building” to optimize the revenue and profit structure; and fully promote market-oriented expansion with “reputation-led and lean operation” to accelerate the acquisition of high-quality incremental projects, solidify the foundation for sustainable development, and build a more stable development pattern with stronger long-term competitiveness.

“The stars pay no heed to those who hurry along their path, and time does not fail those who work diligently”. On behalf of the Board, I would like to express my gratitude to all our employees and management team for their contributions to the Company’s development. Let us unite with one heart and one direction, overcome operational difficulties with high morale and a pragmatic style, and jointly write a new chapter of high-quality development. I also extend my sincere thanks to all shareholders and stakeholders for their trust and support.

Duan Shengli

Chairman of the Board

Hong Kong, 29 August 2025

Management Discussion and Analysis

FINANCIAL REVIEW

Revenue

The Group's revenue is mainly derived from four business segments: (i) property management services; (ii) community living services; (iii) asset management services; and (iv) community operation services. During the Period, the Group's total revenue was approximately RMB6,646.6 million, representing a period-on-period increase of approximately 6.9%.

The following table sets out a breakdown of revenue by business segments of the Group for the periods indicated:

	For the six months ended 30 June 2025		For the six months ended 30 June 2024		
	Revenue (RMB'000)	Percentage of total revenue (%)	Revenue (RMB'000)	Percentage of total revenue (%)	Growth rate (%)
Property management services	5,627,822	84.6	5,193,797	83.5	8.4
– Basic property management services	5,611,812	84.4	5,158,058	82.9	8.8
– Value-added services to non-property owners	16,010	0.2	35,739	0.6	-55.2
Community living services	456,205	6.9	427,623	6.9	6.7
Asset management services	398,907	6.0	406,247	6.5	-1.8
Community operation services	163,656	2.5	192,525	3.1	-15.0
Total	6,646,590	100.0	6,220,192	100.0	6.9

(i) Property management services

During the Period, revenue from property management services amounted to approximately RMB5,627.8 million, representing a period-on-period increase of approximately 8.4%. Among them:

1. Revenue from basic property management services amounted to approximately RMB5,611.8 million, representing a period-on-period increase of approximately 8.8%, which was mainly attributable to the increase in the Group's GFA under management.

As of 30 June 2025, the Group had a total GFA under management of approximately 596 million sq.m., representing an increase of approximately 41 million sq.m. as compared with the total GFA under management of approximately 555 million sq.m. as at 30 June 2024.

During the Period, (i) due to the principle of prudence, the Group recognized revenue from basic property management services on the basis of the consideration expected to be received for the provision of property management services to customers. For certain third-party customers with significantly increased credit risk, the Group has not recognized revenue for the portion of the consideration from those customers for which the Group has fulfilled its performance obligations but has not yet collected the consideration, taking into account their willingness to pay the consideration when their consideration was overdue; and (ii) considering the status of related parties, the Group's revenue from property management services during the Period excluded revenue from basic property management services such as management of vacant properties relating to related parties of approximately RMB228.5 million based on the principle of robustness.

The following table sets out a breakdown of revenue from basic property management services by business segments of the Group for the periods indicated:

Project Sources	For the six months ended 30 June 2025		For the six months ended 30 June 2024		
	Revenue (RMB'000)	Percentage of total revenue (%)	Revenue (RMB'000)	Percentage of total revenue (%)	Growth rate (%)
Residential/ commercial, etc.	4,786,155	85.3	4,401,957	85.4	8.7
Public construction projects	792,548	14.1	723,902	14.0	9.5
City public service	33,109	0.6	32,199	0.6	2.8
Total	5,611,812	100.0	5,158,058	100.0	8.8

2. Revenue from value-added services to non-property owners amounted to approximately RMB16.0 million.

(ii) Community living services

During the Period, revenue from community living services amounted to approximately RMB456.2 million, representing a period-on-period increase of approximately 6.7%, which was mainly attributable to: (i) focusing on high-frequency and rigid-demand services within property owners' homes, and expanding the scale of to-home services such as housekeeping and convenient maintenance; and (ii) expanding the business scale and increasing operating revenue based on the high-frequency demand for direct-drinking water and new energy charging of the property owners.

(iii) Asset management services

During the Period, revenue from asset management services amounted to approximately RMB398.9 million, representing a period-on-period decrease of approximately 1.8%, which was mainly attributable to the decrease in the number of car parking spaces available for leasing by the Group due to the impact of the disposal of assets of related parties.

(iv) **Community operation services**

During the Period, revenue from community operation services amounted to approximately RMB163.7 million, representing a period-on-period decrease of approximately 15.0%, which was mainly attributable to the decrease in revenue from the related business as a result of the decrease in the willingness of merchants to place advertisements and the demand for venue rental due to the impact of the market environment.

The table below sets out a breakdown of revenue by source of the Group's revenue for the periods indicated:

Revenue sources	For the six months ended 30 June 2025		For the six months ended 30 June 2024		
	Revenue (RMB'000)	Percentage of total Revenue (%)	Revenue (RMB'000)	Percentage of total revenue (%)	Growth rate (%)
Related parties	20,473	0.3	31,317	0.5	-34.6
Third parties	6,626,117	99.7	6,188,875	99.5	7.1
Total	6,646,590	100.0	6,220,192	100.0	6.9

Cost of sales

The Group's cost of sales include staff costs, greening and cleaning costs, facilities and equipment repair and maintenance costs, energy costs, taxes and other levies.

During the Period, the cost of sales of the Group increased by approximately 9.7% from approximately RMB4,964.1 million for the corresponding period in 2024 to approximately RMB5,447.9 million for the Period, which was mainly attributable to: (i) the expansion of the Group's GFA under management; (ii) the continuous increase in investment in projects under management in respect of equipment renewal, environmental improvement, greenery upgrade and lighting projects, etc., with a view to enhancing service quality; and (iii) the corresponding increase in procurement costs as a result of the vigorous development of community living businesses.

Gross profit and gross profit margin

The following table sets out a breakdown of the Group's gross profit and gross profit margin by business segments for the periods indicated:

	For the six months ended 30 June 2025		For the six months ended 30 June 2024	
	Gross profit (RMB'000)	Gross profit margin (%)	Gross profit (RMB'000)	Gross profit margin (%)
Property management services	836,897	14.9	843,422	16.2
– Basic property management services	835,450	14.9	840,147	16.3
– Value-added services to non-property owners	1,447	9.0	3,275	9.2
Community living services	99,251	21.8	109,785	25.7
Asset management services	195,521	49.0	224,835	55.3
Community operation services	67,020	41.0	78,049	40.5
Total	1,198,689	18.0	1,256,091	20.2

During the Period, the Group's overall gross profit amounted to approximately RMB1,198.7 million, with a gross profit margin of approximately 18.0%, representing a period-on-period decrease of approximately 2.2 percentage points.

1. In respect of property management services, gross profit margin decreased by approximately 1.3 percentage points from approximately 16.2% for the corresponding period in 2024 to approximately 14.9% for the Period. Among them, the gross profit margin of basic property management services decreased by approximately 1.4 percentage points from approximately 16.3% for the corresponding period in 2024 to approximately 14.9% for the Period, which was mainly attributable to the Group's focus on the enhancement of the quality of services, increasing investment in equipment renewal, environmental improvement, greenery upgrade and lighting projects of projects under management during the Period.

2. In respect of community living services, gross profit margin decreased by approximately 3.9 percentage points from approximately 25.7% for the corresponding period in 2024 to approximately 21.8% for the Period, which was mainly attributable to: (i) the increased purchases of equipment such as charging points and water dispensers; and (ii) the increased investment in the supply chain and information technology development in order to consolidate the advantages of the community group buying business.
3. In respect of asset management services, gross profit margin decreased by approximately 6.3 percentage points from approximately 55.3% for the corresponding period in 2024 to approximately 49.0% for the Period, which was mainly attributable to: (i) an increase in the cost of business due to the adjustment of the commercial terms of the car parking space leasing business in accordance with the principle of marketization; and (ii) further enhancement of customer experience, optimization of the service platform and increase in investment in information technology.
4. In respect of community operation services, gross profit margin increased by approximately 0.5 percentage points from approximately 40.5% for the corresponding period in 2024 to approximately 41.0% for the Period.

Administrative and marketing expenses

During the Period, the administrative and marketing expenses of the Group decreased by approximately 11.4% from approximately RMB519.7 million for the corresponding period in 2024 to approximately RMB460.4 million for the Period, which was mainly attributable to: (i) the Group's continuous efforts to reduce costs and increase efficiency and to strictly control the administrative expenses; and (ii) the legal proceedings expenses and the tax late payment penalty incurred by the Group in relation to the enforcement of the deposits pledge of RMB13.4 billion by the relevant banks (the **"Deposit Pledge Incident"**) for the corresponding period in 2024, whereas no such expenses were incurred during the Period.

Other income

During the Period, other income was approximately RMB34.8 million, representing a decrease of approximately 51.9% as compared with approximately RMB72.3 million for the corresponding period in 2024, which was mainly attributable to: (i) the decrease in tax incentive policy subsidies and government subsidies as compared with the corresponding period in 2024; and (ii) the deduction of relevant consideration for the corresponding period in 2024 due to some acquired companies failing to meet their performance guarantees, while there was no such income during the Period.

Other gains/(losses)

During the Period, the Group's other gains amounted to approximately RMB0.2 million, representing an increase of approximately RMB25.2 million as compared with a loss of approximately RMB25.0 million for the corresponding period in 2024, which was mainly attributable to the absence of impairment from the assessment of goodwill and intangible assets during the Period, and the gain in foreign exchange during the Period.

Income tax expenses

During the Period, the Group's income tax expense was approximately RMB177.7 million, representing a decrease of approximately 2.7% from approximately RMB182.6 million for the corresponding period in 2024, which was mainly attributable to a decrease in operating profit achieved during the Period as compared with the corresponding period in 2024.

Profit for the Period

During the Period, the Group's net profit was approximately RMB491.2 million, representing a decrease of approximately 1.7% as compared to approximately RMB499.8 million for the corresponding period in 2024. The net profit margin was approximately 7.4%, representing a decrease of approximately 0.6 percentage points as compared to approximately 8.0% for the corresponding period in 2024.

During the Period, the profit attributable to owners of the Company was approximately RMB472.3 million, representing a decrease of approximately 5.6% from approximately RMB500.5 million for the corresponding period in 2024.

Property and equipment

The Group's property and equipment mainly comprises buildings, machinery, vehicles, furniture, fixtures and equipment.

As at 30 June 2025, the net book value of the Group's property and equipment amounted to approximately RMB77.4 million, representing an increase of approximately RMB9.5 million as compared with approximately RMB67.9 million as at 31 December 2024.

Intangible assets

The Group's intangible assets include computer software, property management contracts and customer relationships and goodwill.

As at 30 June 2025, the Group's intangible assets amounted to approximately RMB1,454.9 million, representing a decrease of approximately RMB43.4 million as compared with approximately RMB1,498.3 million as at 31 December 2024, which was mainly attributable to amortization of property management contracts and customer relationships recognized by the subsidiaries acquired in prior years amounting to approximately RMB42.9 million during the Period.

Trade and other receivables

As at 30 June 2025, the Group's trade receivables amounted to approximately RMB2,841.6 million, representing an increase of approximately RMB255.2 million as compared with approximately RMB2,586.4 million as at 31 December 2024, which was mainly attributable to the increase in the balance of trade receivables resulting from the expansion of the Group's GFA under management and the impact of the payment collection cycle of some projects.

The Group's other receivables decreased by approximately RMB17.8 million from approximately RMB565.9 million as at 31 December 2024 to approximately RMB548.1 million as at 30 June 2025, which was mainly attributable to the Group having initiated proceedings with the court in relation to the Deposit Pledge Incident and obtained a favourable judgment, with approximately RMB24.0 million of pre-paid acceptance fees in respect of some effective cases recovered during the Period.

Trade and other payables

Trade and other payables include trade payables, provisional receipts, deposits payable, consideration payable for mergers and acquisitions, wages and benefits payable, dividends payable, tax payable and estimated liabilities.

As at 30 June 2025, the Group's trade payables amounted to approximately RMB1,633.0 million, representing a decrease of approximately RMB133.7 million as compared with approximately RMB1,766.7 million as at 31 December 2024, which was mainly attributable to the Group's increased efforts in clearing existing liabilities and shortening the payment terms for suppliers with excellent contract performance.

Other payables decreased by approximately RMB354.9 million from approximately RMB2,531.3 million as at 31 December 2024 to approximately RMB2,176.4 million as at 30 June 2025 (of which long-term payables amounted to approximately RMB61.2 million, and current payables amounted to approximately RMB2,115.2 million), which was mainly attributable to: (i) the Group's payment of consideration for business combinations in prior years and the decrease in transactions with third parties; and (ii) the payment of employee compensation payable in June 2025.

Contract liabilities

Contract liabilities mainly arise from prepayments made by customers for related services yet to be provided such as property management services, community living services, asset management services and community operation services. As at 30 June 2025, the Group's contract liabilities were approximately RMB2,472.0 million, representing a decrease of approximately RMB283.0 million as compared with approximately RMB2,755.0 million as at 31 December 2024, which was mainly attributable to the decrease in the prepayment for property service fees.

Liquidity and financial resources

As at 30 June 2025, the Group's total bank deposits and cash (including the Group's cash and cash equivalents and restricted cash) amounted to approximately RMB2,904.9 million, representing an increase of approximately RMB70.0 million as compared with approximately RMB2,834.9 million as at 31 December 2024.

Of the Group's total bank deposits and cash, restricted bank deposits of approximately RMB126.8 million mainly represented the industry regulatory funds of Evergrande Insurance Agency Co., Ltd., deposits for the provision of property management services as required by local government authorities, cash restricted to projects managed on a remuneration basis only and funds for litigation preservation of some subsidiaries.

As at 30 June 2025, the Group had net current liabilities of approximately RMB518.5 million (as at 31 December 2024: net current liabilities of approximately RMB968.6 million). The Group's current ratio (current assets/current liabilities) was approximately 0.93 times (as at 31 December 2024: 0.87 times).

As at 30 June 2025, the Group did not have any borrowings. Accordingly, the gearing ratio (calculated as total borrowings divided by total equity at the dates indicated) as at 30 June 2025 was nil (as at 31 December 2024: nil).

MAJOR RISKS AND UNCERTAINTIES

The major risks and uncertainties faced by the Group are set forth below. Such factors are not exhaustive and therefore other risks and uncertainties may also exist.

Industry risks

The operation of the Group may be affected by the regulatory landscape of the industry and related measures. The main reason is that the fees charged by property management companies for management services are strictly monitored and supervised by relevant regulatory authorities. The business performance of the Group depends on the contracted GFA, the chargeable GFA under management and the number of property projects under management, but the business growth is affected and will likely continue to be affected by the regulations of the Government of the People's Republic of China (the “**PRC**”) in relation to the industry to which the Group belongs.

Business risks

The Group's ability to maintain or improve its current profit level depends on its ability to maintain or expand its current scale and effectively control operating costs. Affected by the market environment and related party issues, the Group may be unable to collect relevant revenues such as property management fees from customers, which may result in impairment losses on trade receivables; the Group cannot guarantee that it will obtain new property management service contracts as planned, or at an appropriate pace and price; the liquidation of the controlling shareholder may also lead to a change in the Company's controlling rights, which may affect the stability of the Company's management team; in addition, the Group's profit margin and operating results may be materially and adversely affected by increases in labor costs or other operating costs. All the above factors may have a material adverse impact on the Group's business, financial condition and operating results.

Risks Arising from Related Party Issues

Affected by the liquidation of the controlling shareholder and the progress of its asset disposal, the Group may face the termination of some of its prior property management service contracts and be unable to convert the contracted GFA promptly and effectively. Furthermore, changes in the profit model of certain related party businesses may lead to a decline in the profitability of the relevant businesses.

In addition, in the past, the promotion and sale of wealth management products to property owners by related parties may have involved certain subsidiaries and employees of the Company. Due to the overdue non-redemption of some wealth management products, some employees have assisted the relevant authorities in investigations. Meanwhile, during the property promotion process by the related parties, there were issues such as unfulfilled commitments regarding property management fees. All these situations have directly affected property owners' willingness to pay fees and exerted a negative impact on the Company's collection of property management fees from property owners and the recovery of receivables. Up to the present, the Board is not yet able to accurately assess the specific impact that the above-mentioned issues may have on the Group. The Company will continue to follow them up and fulfill its disclosure obligations in accordance with the Listing Rules in a timely manner when appropriate.

Foreign exchange risks

The business of the Group is mainly located in PRC. Save for bank deposits denominated in foreign currencies, there is no major direct exchange rate fluctuation risk faced by the Group. During the Period, the Directors expected that the RMB exchange rate would not have a material adverse effect on the operations of the Group. Currently, the Group has not entered into contracts to hedge its exposure to foreign exchange risk, but the management will continue to monitor foreign exchange risks and adopt prudent measures to reduce potential exchange risks.

Risk of continuing as a going concern

The Group's ability to continue as a going concern is dependent on having sufficient working capital to meet its financial obligations as they fall due in the future. As stated in Note 2 to the Group's consolidated financial statements, the Group has taken certain measures to address the uncertainty in continuing as a going concern, including advancing the development of the Company's business, exercising strict control over the management's establishment and remuneration, streamlining the Group's operating costs, negotiating with creditors and acquired companies on agreements to extend the payment terms of payables, and enhancing internal controls to ensure the continued and stable operation of the Company. The above measures have effectively alleviated the pressure on the Group's operating cash liquidity.

Risk of unrecoverable material losses

The Group has incurred significant losses (the “**Losses**”) as a result of the Deposit Pledge Incident, which had been fully provided for as impairment losses in 2021. The Group has filed proceedings against the China Evergrande Group and the relevant responsible parties for the recovery of Losses with the Guangzhou Intermediate People’s Court of Guangdong Province in the PRC and obtained court judgements that the China Evergrande Group and the relevant responsible parties (except for Guangzhou Xinyuan) shall repay the deposit pledge amount and interest losses and bear the case handling fee. Among them, the judgements of Evergrande Hengkang 1.7 billion Proceeding, Evergrande Hengkang 1 billion Proceeding, Jinbi Hengying 1 billion Proceeding, Jinbi Hengying 0.7 billion Proceeding and Jinbi Property 2 billion Proceeding have become effective and the remaining cases are still subject to appeal. The Group will make every effort to promote the enforcement work in accordance with the effective judgments of the court. However, subject to the current status of the China Evergrande Group and the relevant responsible parties, there are still material uncertainties as to the amount of Losses that could be recovered by the Group, and the Company will keep the market informed of any progress in a timely manner by way of publication of further announcement(s).

PLEDGE OF ASSETS

As at 30 June 2025, the Group had no pledged assets.

CONTINGENT LIABILITIES

As at 30 June 2025, the Group had no material contingent liabilities.

HUMAN RESOURCES

As at 30 June 2025, the Group had 98,516 employees. The employees were remunerated in accordance with the Group’s remuneration and welfare policies with reference to the positions of employees, performance, profitability of the Company, industry level and market environment.

The Group has to participate in social insurance contribution plans or other retirement plans organized by local governments, and make contributions to social insurance funds monthly on behalf of employees for the payment of pension funds, medical insurance, work-related injury insurance, maternity insurance, unemployment insurance and housing provident funds, or make contributions to mandatory provident fund for employees regularly.

Based on the three-level training mechanism of “headquarters-region-project”, the Group is committed to implementing a three-year training programme for management trainees recruited from campus, trainings for new employees and key talent trainings. The Group organizes and conducts trainings on various professional skills, general aptitude, management ability and corporate culture in accordance with our business development needs and employee career planning, in order to improve the comprehensive quality and work capabilities of employees.

During the Period, all staff participated in training, with a total of 365,000 hours of training and an average of 3.7 hours of training per person.

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

During the six months ended 30 June 2025, the Group did not have any significant investment, material acquisition or disposal of subsidiaries, associates or joint ventures.

Furthermore, a subsidiary of the Company acquired 100% equity interest in Ningbo Yatai Hotel Property Services Co., Ltd. (寧波市雅太酒店物業服務有限公司) (the “Yatai”) on 29 January 2021, with an agreement to settle the full transaction consideration by 30 April 2023. Due to the Group’s liquidity constraints, the Company was unable to pay the remaining portion of the equity transfer consideration as scheduled. Pursuant to the acquisition agreement, overdue payment may result in corresponding liability for liquidated damages. The Company attaches great importance to this matter and has, since the payment became overdue, been proactively engaging in continuous communication with the substantial shareholders of Yatai to negotiate and formulate a mutually acceptable deferred payment plan, aiming to properly resolve the payment issue and minimize the loss arising from liquidated damages to the greatest extent possible. As at the date of this report, the two parties have reached a consensus on the deferred payment plan for part of the equity consideration, while the plan for the remaining amount is still under negotiation and formulation.

FUTURE PLANS FOR SIGNIFICANT INVESTMENTS OR CAPITAL ASSETS

As at 30 June 2025, the Group had no specific plan for significant investments or capital assets.

Corporate Governance and Other Information

SHARE OPTION SCHEME

The shareholders of the Company resolved at the extraordinary general meeting of the Company held on 10 May 2021 to adopt the share option scheme of the Company (the “**Share Option Scheme**”).

The purpose of the Share Option Scheme is to enable the Company to grant options to selected eligible participants as incentives or rewards for their contribution or potential contribution to the Group. The Directors consider that the Share Option Scheme will serve to motivate the eligible participants to contribute to the Group’s development. The Share Option Scheme, which will be in the form of options to subscribe for shares, will enable the Group to recruit, incentivize and retain high-calibre staff. The Directors consider that it is in line with modern business practice to grant incentives to eligible participants of the Group (which shall include any fulltime or part-time employee, executive, officer or director of the Group and any associated corporation of the Company, and any other person, consultant, expert adviser, agent, supplier or joint venture partner who, in the sole opinion of the Board, will make or has made a contribution to the Group) to align their interests and objectives with those of the Group.

The Share Option Scheme does not specify a minimum period for which an option must be held nor a performance target which must be achieved before an option can be exercised. However, the rules of the Share Option Scheme provide that the Board may determine, at its sole discretion, such terms and conditions on the grant of an option provided that no option shall be exercised 10 years after they have been granted.

Based on the 10,810,811,000 shares of the Company (the “**Shares**”) in issue as at the date of the extraordinary general meeting, the maximum number of Shares that may be issued upon exercise of the options granted under the Share Option Scheme is 1,081,081,100 Shares, being 10% of the issued shares of the Company as at the date of adoption of the Share Option Scheme and this report.

The maximum number of Shares in respect of which options may be granted under the Share Option Scheme to any eligible participant shall not exceed 1% of the Shares in issue within any 12-month period.

Any option will be deemed to have been granted and accepted by the grantee when the duplicate offer document constituting acceptance of the option duly signed by the grantee, and a remittance in favour of the Company of HK\$1.00 as consideration for the grant thereof is received by the Company.

The exercise price of the options is determined by the Board at its absolute discretion and will be not less than the highest price of the official closing price of the Shares as stated in the daily quotations sheets issued by The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on the date of the grant, the average official closing prices of the Company’s Shares as stated in the daily quotations sheets issued by the Stock Exchange for the five business days immediately preceding the date of grant and the nominal value of the Shares of the Company.

At the beginning and the end of the six months ended 30 June 2025, the number of share options available for grant under the Share Option Scheme was both 1,081,081,100 Shares. No service provider sublimit was set under the Share Option Scheme.

Since the adoption of the Share Option Scheme, no share options had been granted under the Share Option Scheme nor were there any options outstanding under the Share Option Scheme.

DIRECTORS’ AND CHIEF EXECUTIVE’S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURE

As at 30 June 2025, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the “**SFO**”)) as recorded in the register required to be kept under Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) as set out in Appendix C3 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) were as follows:

(i) Interest in the Shares of the Company

Name of Director	Capacity in which interests are held	Number of Shares held	Approximate percentage of shareholding ⁽¹⁾
Mr. Duan Shengli	Beneficial owner	3,550,000	0.03%
Mr. Han Chao	Beneficial owner	210,000	0.00%
Mr. Hu Xu	Beneficial owner	3,500	0.00%
Mr. Sang Quan	Beneficial owner	1,000	0.00%

Notes:

1. The calculation of the percentage is based on the total number of Shares in issue as at 30 June 2025.
2. All interests stated above are long position.

(ii) Interest in shares of associated corporations of the Company

Name of Director	Name of associated corporation	Capacity in which interests are held	Number of shares held	Approximate percentage of shareholding ⁽¹⁾
Mr. Duan Shengli	China Evergrande Group ⁽²⁾	Beneficial owner	10,000	0.00%
Mr. Sang Quan	China Evergrande New Energy Vehicle Group Limited	Beneficial owner	55,500	0.00%

Notes:

1. The calculation of the percentage is based on the total number of shares in issue of the respective associated corporation as at 30 June 2025.
2. The listing of the shares of China Evergrande Group has been cancelled with effect from 9:00 a.m. on 25 August 2025.
3. All interests stated above are long position.

(iii) Interest in share options of associated corporations of the Company

Name of Director	Name of associated corporation	Capacity in which interests are held	Number of share options held	Approximate percentage of shareholding ⁽¹⁾
Mr. Duan Shengli ⁽²⁾	China Evergrande Group	Beneficial owner	20,600,000	0.16%
Mr. Han Chao ⁽²⁾	China Evergrande Group	Beneficial owner	40,000	0.00%
Mr. Hu Xu ⁽²⁾	China Evergrande Group	Beneficial owner	80,000	0.00%
Mr. Sang Quan	China Evergrande Group	Beneficial owner	150,000	0.00%
Mr. Lin Wuchang	China Evergrande Group	Beneficial owner	70,000	0.00%

Notes:

1. The calculation of the percentage is based on the total number of shares in issue of the respective associated corporation as at 30 June 2025.
2. Mr. Duan Shengli, Mr. Han Chao and Mr. Hu Xu have issued notices to the liquidators of China Evergrande Group regarding the waiver of their share options.
3. All interests stated above are long position.

Save as disclosed above, as at 30 June 2025, none of the Directors, chief executive of the Company or their respective associates had any other interests or short positions in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

INTERESTS AND SHORT POSITIONS OF SUBSTANTIAL SHAREHOLDERS

So far as is known to any Director or chief executive of the Company, as at 30 June 2025, the following persons had interests or short positions in the Shares or underlying Shares which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO or which were recorded in the register required to be kept under Section 336 of the SFO or which were otherwise notified to the Company and the Stock Exchange:

Name of Shareholder	Capacity in which interests are held	Number of Shares held ⁽¹⁾	Approximate percentage of shareholding ⁽²⁾
Mr. Hui Ka Yan	Interest in controlled corporation	5,590,229,000 ⁽³⁾⁽⁴⁾	51.71%
Xin Xin (BVI) Limited	Interest in controlled corporation	5,590,229,000 ⁽³⁾⁽⁴⁾	51.71%
China Evergrande Group	Interest in controlled corporation and beneficial owner	5,590,229,000 ⁽³⁾⁽⁴⁾	51.71%

Notes:

1. The disclosure of the number of Shares held was made in accordance with the latest reported disclosure of interests notice as of 30 June 2025.
2. The calculation of the percentage is based on the total number of Shares issued by the Company as at 30 June 2025.
3. According to the disclosure of interests notices last filed by Mr. Hui Ka Yan ("**Mr. Hui**"), Xin Xin (BVI) Limited and China Evergrande Group on 16 December 2022 in respect of their interests on 14 December 2022, of the 5,590,229,000 Shares, 5,383,074,000 Shares were held directly by CEG Holdings (BVI) Limited and 207,155,000 Shares were held directly by China Evergrande Group. CEG Holdings (BVI) Limited was directly owned as to 50% by China Evergrande Group and as to 50% by Shengjian (BVI) Limited. Shengjian (BVI) Limited was wholly owned by Anji (BVI) Limited, which was in turn wholly owned by China Evergrande Group. Xin Xin (BVI) Limited was a company wholly owned by Mr. Hui and the direct controlling shareholder of China Evergrande Group. By virtue of the SFO, Mr. Hui and Xin Xin (BVI) Limited were deemed to be interested in the Shares in which China Evergrande Group was interested, and China Evergrande Group, Anji (BVI) Limited and Shengjian (BVI) Limited were deemed to be interested in the Shares held by CEG Holdings (BVI) Limited.
4. According to the announcements of China Evergrande Group dated 13 September 2024 (the "**Announcement**"), 12 May 2025, 9 June 2025 and 2 July 2025, CEG Holdings (BVI) Limited is directly owned as to 50% and 50% by China Evergrande Group and Shengjian (BVI) Limited respectively, and as at the date of the Announcement, held 5,368,074,000 Shares of the Company (representing approximately 49.65% of the total issued Shares). Further, in accordance with the Company's announcement dated 11 September 2025, China Evergrande Group and CEG Holdings (BVI) Limited directly or indirectly hold 51.016% of the Company's issued share capital. By virtue of the SFO, Mr. Hui, Xin Xin (BVI) Limited, China Evergrande Group and Shengjian (BVI) Limited were deemed to be interested in the Shares of the Company held by CEG Holdings (BVI) Limited.
5. All interests stated above are long position.

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

During the six months ended 30 June 2025, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities (including the sale or transfer of treasury shares).

As of 30 June 2025, the Company did not hold any treasury shares.

EVENTS AFTER THE REPORTING PERIOD

Save for the matter disclosed below, since 30 June 2025 and up to the date of this report, there has been no other material subsequent event that have occurred to the Group.

Appointment of Nomination Committee member and change to the terms of reference

The Company has appointed Ms. Wen Yanhong, an independent non-executive director, as a member of the Company's Nomination Committee (the "**Nomination Committee**") and revised the terms of reference of the Nomination Committee, with effect from 21 July 2025. For details, please refer to the Company's announcement dated 21 July 2025.

Announcement pursuant to rule 3.7 of the takeovers code

The Company received an approach letter from the liquidators of China Evergrande Group and CEG Holdings (BVI) Limited (both being the controlling shareholders of the Company directly or indirectly holding 51.016% of the issued share capital of the Company) on 10 September 2025 that the liquidators have been seeking opportunities to sell the shares held by China Evergrande Group and CEG Holdings (BVI) Limited in the Company (the "**Potential Transaction**"), and have entered into confidentiality agreements with relevant potential parties. Furthermore, non-binding indicative offers were received from some of these potential parties on 9 September 2025. However, the Potential Transaction is still at a preliminary stage, and the liquidators have not commenced negotiations with any potential party. The liquidators intend to invite selected potential parties to submit final proposals in respect of the Potential Transaction in or about November 2025, and will negotiate the terms of the final transaction documents with such potential parties with a view to entering into binding transaction documents in respect of the Potential Transaction. For the purposes of the Takeovers Code, the offer period commenced on 11 September 2025. For further details, please refer to the Company's announcement dated 11 September 2025.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Company has adopted the code provisions of the Corporate Governance Code (the “**CG Code**”) as set out in Part 2 of Appendix C1 to the Listing Rules as the Company’s corporate governance code. For the six months ended 30 June 2025, the Company had complied with all applicable code provisions of the CG Code.

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code as set out in Appendix C3 to the Listing Rules as the Company’s code of conduct for securities transactions by the Directors. The Company has made specific enquiry of all the Directors and they have confirmed that they have complied with the requirements set out in the Model Code throughout the six months ended 30 June 2025.

CHANGES IN DIRECTORS’ INFORMATION

Set out below are changes in directors’ information that are required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

On 21 July 2025, Ms. Wen Yanhong was appointed as a member of the Nomination Committee, with effect from 21 July 2025.

On 21 July 2025, Mr. Duan Shengli entered into a service agreement with the Company to renew his term of office, which commences on 22 July 2025 for a period of three years, renewable and terminable under certain circumstances as specified in the service agreement.

On 29 August 2025, Mr. Lam Wai Hon was appointed as a non-executive director of Yuzhou Group Holdings Company Limited (whose shares are listed on the Main Board of the Stock Exchange, stock code: 01628), with effect from 1 September 2025.

INTERIM DIVIDEND

The Board did not recommend the payment of any interim dividend for the six months ended 30 June 2025 (for the six months ended 30 June 2024: Nil).

AUDIT COMMITTEE

In accordance with the requirements of the CG Code and the Listing Rules, the Company has established an audit committee (the “**Audit Committee**”) comprising three independent non-executive Directors, namely, Ms. Wen Yanhong (Chairwoman), Mr. Peng Liaoyuan and Mr. Dong Xinyi. The Audit Committee and the management of the Company have considered and reviewed the accounting principles and practices adopted by the Group, reviewed the unaudited interim results and the consolidated financial statements of the Group for the six months ended 30 June 2025. The interim financial information contained in this report, including the comparative figures, have been reviewed by the Audit Committee.

REVIEW OF UNAUDITED INTERIM RESULTS

The unaudited interim results of the Group for the six months ended 30 June 2025 have been reviewed by the Company’s independent auditor, Prism Hong Kong Limited, in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the Hong Kong Institute of Certified Public Accountants.

Report on Review of Interim Condensed Consolidated Financial Statements



To the Board of Directors of Evergrande Property Services Group Limited
(incorporated in the Cayman Islands with limited liabilities)

INTRODUCTION

We have reviewed the interim condensed consolidated financial statements set out on pages 31 to 64, which comprises the condensed consolidated statement of financial position of Evergrande Property Services Group Limited (the “**Company**”) and its subsidiaries (hereinafter collectively referred as the “**Group**”) as at 30 June 2025 and the related condensed consolidated statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the six-month period then ended, and explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 Interim Financial Reporting (“**HKAS 34**”) issued by the Hong Kong Institute of Certified Public Accountants (the “**HKICPA**”). The directors of the Company are responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review. Our report is made solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the HKICPA. A review of interim condensed consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

MATERIAL UNCERTAINTY RELATED TO GOING CONCERN

We draw your attention to note 2 to the interim condensed consolidated financial statements in respect of the going concern basis adopted in the preparation of the interim condensed consolidated financial statements. The Group recorded net current liabilities of approximately RMB518,466,000 as at 30 June 2025 (as at 31 December 2024: approximately RMB968,619,000). These conditions, together with the matters set out in note 2 to the interim condensed consolidated financial statements, indicate that there are significant uncertainties which may cast significant doubt on the Group's ability to continue as a going concern. The Group is implementing various measures to improve its liquidity. The directors of the Company, having considered the measures taken by the Group, are of the opinion that the Group has the ability to continue as a going concern. In respect of this matter, our conclusion has not been modified.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with HKAS 34.

Prism Hong Kong Limited

Certified Public Accountants

Lee Kwok Lun

Practising Certificate Number: P06294

Hong Kong

29 August 2025

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Notes	Six months ended 30 June	
		2025 RMB'000 (Unaudited)	2024 RMB'000 (Unaudited)
Revenue	6	6,646,590	6,220,192
Cost of sales		(5,447,901)	(4,964,101)
Gross profit		1,198,689	1,256,091
Other income	7	34,775	72,348
Other gains/(losses)		192	(24,968)
Impairment losses on financial assets		(68,467)	(71,118)
Fair value losses on investment properties		(501)	(43)
Administrative and marketing expenses		(460,417)	(519,656)
Operating profit		704,271	712,654
Fair value gains on financial liabilities at fair value through profit or loss		—	2,753
Share of net profit of investments accounted for using equity method		5,600	1,970
Finance costs	9	(41,066)	(34,945)
Profit before income tax		668,805	682,432
Income tax expenses	10	(177,650)	(182,604)
Profit for the period		491,155	499,828
Profit attributable to:			
– Owners of the Company		472,272	500,526
– Non-controlling interests		18,883	(698)
		491,155	499,828
Other comprehensive expense			
Item that may be reclassified subsequently to profit or loss			
Exchange difference arising on translation of financial statements of foreign operations		(2,256)	(138)
Total comprehensive income for the period		488,899	499,690
Total comprehensive income/(loss) attributable to:			
– Owners of the Company		470,016	500,388
– Non-controlling interests		18,883	(698)
		488,899	499,690
Earnings per share for profit attributable to owners of the Company			
– Basic and diluted	12	RMB0.04	RMB0.05

The above condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes.

Condensed Consolidated Statement of Financial Position

	Notes	As at 30 June 2025 RMB'000 (Unaudited)	As at 31 December 2024 RMB'000 (Audited)
Assets			
Non-current assets			
Property and equipment	13	77,383	67,908
Right-of-use assets		23,999	22,860
Intangible assets	14	1,454,940	1,498,280
Investment properties		4,676	5,177
Investments accounted for using equity method		63,675	52,526
Deferred tax assets		527,266	509,045
Total non-current assets		2,151,939	2,155,796
Current assets			
Trade and other receivables	15	3,389,640	3,152,306
Prepayments	16	60,122	59,519
Inventories		6,592	4,624
Financial assets at fair value through profit or loss		33,180	503,180
Restricted cash	18	126,799	137,549
Cash and cash equivalents	17	2,778,089	2,697,369
Total current assets		6,394,422	6,554,547
Total assets		8,546,361	8,710,343
Equity			
Share capital	19	7,060	7,060
Reserves	20	(5,971,776)	(5,969,520)
Retained Earnings		6,989,338	6,517,066
Equity attributable to owners of the Company		1,024,622	554,606
Non-controlling interests		419,538	422,568
Total equity		1,444,160	977,174

	Notes	As at 30 June 2025 RMB'000 (Unaudited)	As at 31 December 2024 RMB'000 (Audited)
Liabilities			
Non-current liabilities			
Other payables	21	61,200	75,053
Lease liabilities		14,920	11,008
Deferred tax liabilities		113,193	123,942
Total non-current liabilities		189,313	210,003
Current liabilities			
Contract liabilities		2,472,022	2,755,007
Trade and other payables	21	3,748,172	4,222,898
Current tax liabilities		614,161	461,143
Lease liabilities		78,533	84,118
Total current liabilities		6,912,888	7,523,166
Total liabilities		7,102,201	7,733,169
Total equity and liabilities		8,546,361	8,710,343

The above condensed consolidated statement of financial position should be read in conjunction with the accompanying notes.

The interim financial information on pages 31 to 64 was approved by the Board of Directors and signed on its behalf on 29 August 2025.

Duan Shengli
Director

Han Chao
Director

Condensed Consolidated Statement of Changes in Equity

	Share Capital RMB'000	Reserves RMB'000	Retained earnings RMB'000	Subtotal RMB'000	Non- controlling interests RMB'000	Total RMB'000
Balance as at 1 January 2024 (Audited)	7,060	(6,082,397)	5,607,762	(467,575)	486,786	19,211
Profit for the period	–	–	500,526	500,526	(698)	499,828
Currency translation differences	–	(138)	–	(138)	–	(138)
Transactions with owners of the Company						
Capital injection from non-controlling interest	–	–	–	–	4	4
Dividend distributed to non-controlling interests	–	–	–	–	(46,288)	(46,288)
Acquisition of additional interests in non-wholly owned subsidiaries	–	–	–	–	(15,694)	(15,694)
Balance as at 30 June 2024 (Unaudited)	7,060	(6,082,535)	6,108,288	32,813	424,110	456,923
Balance as at 1 January 2025 (Audited)	7,060	(5,969,520)	6,517,066	554,606	422,568	977,174
Profit for the period	–	–	472,272	472,272	18,883	491,155
Currency translation differences	–	(2,256)	–	(2,256)	–	(2,256)
Transactions with owners of the Company						
Dividend distributed to non-controlling interests	–	–	–	–	(21,913)	(21,913)
Balance as at 30 June 2025 (Unaudited)	7,060	(5,971,776)	6,989,338	1,024,622	419,538	1,444,160

The above condensed consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

Condensed Consolidated Statement of Cash Flows

	Six months ended 30 June	
	2025 RMB'000 (Unaudited)	2024 RMB'000 (Unaudited)
Cash flows of operating activities		
Cash (used in)/generated from operations	(272,050)	682,180
PRC enterprise income tax paid	(54,193)	(586,256)
Net cash (used in)/generated from operating activities	(326,243)	95,924
Cash flows of investing activities		
Purchases of property and equipment	(22,677)	(15,989)
Purchases of intangible assets	(745)	(3,442)
Proceeds from disposal of property and equipment	139	1,109
Interest received	8,433	11,517
Net payments for consideration payables for acquisition of subsidiaries in prior years	(10,400)	(32,262)
Capital injection into associates	(7,819)	(9,621)
Purchases of financial assets at fair value through profit or loss	(635,000)	(580,000)
Proceeds from disposal of financial assets at fair value through profit or loss	1,105,000	997,474
Dividend income from an associate	2,270	720
Net cash generated from investing activities	439,201	369,506
Cash flows of financing activities		
Lease payments	(10,204)	(25,019)
Capital injection from non-controlling interest	–	4
Dividend distributed to non-controlling interests	(21,913)	(1,179)
Net cash used in financing activities	(32,117)	(26,194)
Net increase in cash and cash equivalents	80,841	439,236
Cash and cash equivalents at beginning of period	2,697,369	1,880,850
Exchange realignment on cash and cash equivalents	(121)	12
Cash and cash equivalents at end of period	2,778,089	2,320,098

The above condensed consolidated statement of cash flows should be read in conjunction with the accompanying notes.

Notes to the Condensed Consolidated Financial Statements

1. General Information

Evergrande Property Services Group Limited (the “**Company**”) was incorporated in the Cayman Islands on 13 March 2020 as an exempted company with limited liability under the Companies Act (Cap. 22, Act 3 of 1961 as consolidated and revised) of the Cayman Islands. The address of the Company’s registered office is Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman KY1-1111, Cayman Islands.

The Company’s ultimate holding company is China Evergrande Group, an exempted company incorporated in the Cayman Islands with limited liability and its shares are listed on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”), but were delisted from the Stock Exchange on 25 August 2025.

The Company is an investment holding company. The Company and its subsidiaries (the “**Group**”) are primarily engaged in the provision of property management services, community living services, asset management services and community operation services.

The interim condensed consolidated financial statements are presented in Renminbi (“**RMB**”) and rounded to the nearest RMB’000, unless otherwise stated. These condensed consolidated financial statements are unaudited.

2. Basis of preparation

This interim condensed consolidated financial statements for the six months ended 30 June 2025 has been prepared in accordance with Hong Kong Accounting Standard (“**HKAS**”) 34 “Interim Financial Reporting”.

The interim condensed consolidated financial statements do not include all the notes of the type normally included in an annual financial report. Accordingly, the interim condensed consolidated financial statements should be read in conjunction with the annual consolidated financial statements of the Group for the year ended 31 December 2024, which have been prepared in accordance with HKFRS Accounting Standards (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards (“**HKASs**”) and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”).

2. Basis of preparation (continued)

Going concern assumption

As at 30 June 2025, net current liabilities of the Group amounted to approximately RMB518,466,000 (as at 31 December 2024: approximately RMB968,619,000). The above matters indicated that the Group would need to secure a substantial amount of funds in the foreseeable future to finance these financial obligations under various contractual and other arrangements.

In view of the above circumstances, the directors of the Company have reviewed the Group's cash flow projections, which cover a period of not less than 12 months from 30 June 2025. In the opinion of the directors, taking into account the following actions taken during the six months ended 30 June 2025 and measures to be taken, the Group will have sufficient working capital to meet its financial obligations up to 30 June 2026.

- The Group has reached agreements with certain creditors on not to demand immediate repayment of the liabilities when they fall due;
- The Group has been actively negotiating with the creditors of consideration payable for business combinations to revise the repayment plan; and
- The directors of the Company have implemented and will continue to further implement cost control measures in operating and other expenses, as well as to intensify market expansion and promote innovative business development, in order to improve the operating and financial position of the Group.

On the basis that all these measures can be implemented successfully, the directors of the Company are of the opinion that the Group will have sufficient working capital to meet its financial obligations as they fall due and accordingly, the condensed consolidated financial statements for the six months ended 30 June 2025 has been prepared on a going concern basis.

2. Basis of preparation (continued)

Going concern assumption (continued)

Should the Group be unable to operate as a going concern, adjustments would have to be made to write down the carrying amounts of the assets to their net recoverable amounts, to provide for any further liabilities that may arise and to reclassify non-current assets and non-current liabilities as current assets and current liabilities respectively. The effects of these adjustments have not been reflected in the interim condensed consolidated financial statements of the Group for the six months ended 30 June 2025.

3. Accounting policies

The interim condensed consolidated financial statements have been prepared on a historical cost basis, except for investment properties and financial assets at fair value through profit or loss that are measured at fair values, at the end of each reporting period.

The accounting policies and the methods of computation used in the interim condensed consolidated financial statements for the six months ended 30 June 2025 are the same as those followed in the Group's audited consolidated financial statements for the year ended 31 December 2024. The adoption of the amendments to HKFRS Accounting Standards that are relevant to the Group and effective from the current period had no significant effects on the results and financial position of the Group for the current and prior periods.

The Group has not early adopted the new/amendments to HKFRS Accounting Standards that have been issued but are not yet effective. The directors of the Company do not anticipate that the adoption of the new and amendments to HKFRS Accounting Standards in future periods will have any material impact on the Group's interim condensed consolidated financial statements.

4. Financial risk management

4.1 Financial risk factor

The Group's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk.

The Group's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

4.1.1 Market risk

(i) Foreign exchange risk

The Group's normal operating activities are principally conducted in RMB since most of the operating entities are based in the mainland of the People's Republic of China (the "**Mainland China**"). The foreign exchange risk mainly arises from monetary assets of certain subsidiaries denominated in foreign currencies other than their functional currencies.

The Group's foreign currency denominated monetary assets at the respective consolidated statement of financial position are as follows:

	30 June 2025 RMB'000 (Unaudited)	31 December 2024 RMB'000 (Audited)
Monetary assets		
– Hong Kong dollar (" HK\$ ")	7,837	34,920
– United States dollar (" US\$ ")	26	57
	7,863	34,977

The management is of the view that the Group has no significant foreign exchange risk in its operations and the fluctuation of the exchange rate of RMB will not have a significant impact on the financial position of the Group. The Group currently does not have a foreign currency risk hedging policy; however, the management will monitor the foreign exchange risk exposure dynamically and make necessary adjustments according to changes in market conditions.

The interim condensed consolidated financial statements do not include all financial risk management information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2024.

4. Financial risk management (continued)

4.1 Financial risk factor (continued)

4.1.2 Liquidity Risk

To manage the liquidity risk, the Group monitors and maintains a level of cash and cash equivalents deemed adequate by the management to finance the Group's operations and mitigate the effects of fluctuations in cash flows.

The table below analyses the Group's financial liabilities into relevant maturity grouping based on the remaining period at the end of each reporting period to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

	Less than 1 year RMB'000 (Unaudited)	Between 1 and 2 years RMB'000 (Unaudited)	Between 2 and 5 years RMB'000 (Unaudited)	Over 5 years RMB'000 (Unaudited)	Total RMB'000 (Unaudited)
At 30 June 2025					
Lease liabilities	79,951	7,133	7,334	2,680	97,098
Trade and other payables (excluding accrued payroll liabilities and other tax payables)	3,374,304	61,200	–	–	3,435,504
	3,454,255	68,333	7,334	2,680	3,532,602

4. Financial risk management (continued)

4.1 Financial risk factor (continued)

4.1.2 Liquidity Risk (continued)

	Less than 1 year RMB'000 (Audited)	Between 1 and 2 years RMB'000 (Audited)	Between 2 and 5 years RMB'000 (Audited)	Over 5 years RMB'000 (Audited)	Total RMB'000 (Audited)
At 31 December 2024					
Lease liabilities	85,714	5,050	5,360	2,216	98,340
Trade and other payables (excluding accrued payroll liabilities and other tax payables)	3,636,161	75,053	–	–	3,711,214
	3,721,875	80,103	5,360	2,216	3,809,554

4.1.3 Fair value measurement of financial instruments

(a) Fair value hierarchy

The table below analyses financial instruments carried or presented at fair value, by level of the inputs to valuation techniques used to measure fair value. The different levels are defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

4. Financial risk management (continued)

4.1 Financial risk factor (continued)

4.1.3 Fair value measurement of financial instruments (continued)

(a) Fair value hierarchy (continued)

The following table presents the Group's financial assets that are measured at fair value:

	Level 1 RMB'000 (Unaudited)	Level 2 RMB'000 (Unaudited)	Level 3 RMB'000 (Unaudited)	Total RMB'000 (Unaudited)
At 30 June 2025				
Financial Assets				
Financial assets at fair value through profit or loss	–	–	33,180	33,180

	Level 1 RMB'000 (Audited)	Level 2 RMB'000 (Audited)	Level 3 RMB'000 (Audited)	Total RMB'000 (Audited)
At 31 December 2024				
Financial Assets				
Financial assets at fair value through profit or loss	–	–	503,180	503,180

4. Financial risk management (continued)

4.1 Financial risk factor (continued)

4.1.3 Fair value measurement of financial instruments (continued)

(b) Information about fair value measurements using significant unobservable inputs

Financial assets	Fair value as at 30 June 2025 RMB'000 (Unaudited)	Fair value as at 31 December 2024 RMB'000 (Audited)	Fair value hierarchy	Valuation techniques and key inputs	Significant unobservable inputs
Wealth management products	30,000	500,000	Level 3	Quote provided by a financial institute in Mainland China with reference to the net asset values of the underlying investments.	N/A as quantitative unobservable inputs are not developed by the Group.
Unlisted entity investment	3,180	3,180	Level 3	Adjusted net asset value method.	Discount factor of lack of marketability: 20% (2024: 20%). The higher the discount factor, the lower the fair value.

4. Financial risk management (continued)

4.1 Financial risk factor (continued)

4.1.3 Fair value measurement of financial instruments (continued)

(c) The following table presents the changes in level 3 financial instruments for the six months ended 30 June 2025:

	Financial Assets	
	Wealth management products RMB'000	Unlisted entity investment RMB'000
At 1 January 2025 (Audited)	500,000	3,180
Addition	635,000	–
Disposal	(1,105,000)	–
At 30 June 2025 (Unaudited)	30,000	3,180

5. Segment information

Management has determined the operating segments based on the reports reviewed by the chief operating decision maker (“**CODM**”). The CODM, who is responsible for allocating resources and assessing performance of the operating segment, has been identified as the executive directors of the Company.

During the six months ended 30 June 2025 and 2024, the Group is principally engaged in the provision of property management services, community living services, asset management services and community operation services in Mainland China. Management reviews the operating results of the business as a single operating segment as the nature of services, the type of customers for services, the method used to provide their services and the nature of regulatory environment is the same in different regions.

The principal operating entities of the Group are domiciled in Mainland China and majority of revenue was derived in Mainland China during the six months ended 30 June 2025 and 2024.

As at 30 June 2025 and 31 December 2024, majority of the non-current assets of the Group were located in Mainland China.

6. Revenue

Revenue mainly comprises of proceeds from property management services, community living services, asset management services and community operation services. An analysis of the Group's revenue by category for the six months ended 30 June 2025 and 2024 is as follows:

	Six months ended 30 June	
	2025 RMB'000 (Unaudited)	2024 RMB'000 (Unaudited)
Property management services		
– Basic property management services	5,611,812	5,158,058
– Value-added services to non-property owners	16,010	35,739
	5,627,822	5,193,797
Community living services	456,205	427,623
Asset management services	398,907	406,247
Community operation services	163,656	192,525
	6,646,590	6,220,192
Time of revenue recognition		
– Over time	6,273,033	5,855,293
– At a point in time	373,557	364,899
	6,646,590	6,220,192
Type of customers		
– Related parties (Note 22)	20,473	31,317
– Third parties	6,626,117	6,188,875
	6,646,590	6,220,192

7. Other income

	Six months ended 30 June	
	2025 RMB'000 (Unaudited)	2024 RMB'000 (Unaudited)
Government grants (Note)	13,037	21,023
Write-off of payables	9,798	21,700
Interest income compensation of non-fulfilment of performance guarantee	—	15,683
Interest income	8,324	11,517
Income from overdue fine	971	1,360
Others	2,645	1,065
	34,775	72,348

Note: Government grants mainly consist of financial grants from government organisations, tax deductions for employment of veterans and priority groups, subsidies for value-added tax and other tax incentives policy, and refunds of paid unemployment insurance. There are no outstanding conditions or contingencies attached to the grants.

8. Employee benefit expenses

	Six months ended 30 June	
	2025 RMB'000 (Unaudited)	2024 RMB'000 (Unaudited)
Salaries, bonuses and other benefits	2,961,658	2,772,979
Contribution to pension scheme expenses (Note)	218,322	207,784
	3,179,980	2,980,763

Note: Employees in the Group's Mainland China subsidiaries are required to participate in a defined contribution retirement scheme administrated and operated by the local government. The Group's Mainland China subsidiaries contribute funds which are calculated on certain percentage of the prior year employee salary as agreed by the local government to the scheme to fund the retirement benefits of the employees.

9. Finance costs

	Six months ended 30 June	
	2025 RMB'000 (Unaudited)	2024 RMB'000 (Unaudited)
Interest on lease liabilities	1,633	8,923
Other finance costs (Note)	39,433	26,022
	41,066	34,945

Note: Other finance costs represented the concessions offered by the Group to the property owners for their one-off payments of property management fees.

10. Income tax expenses

	Six months ended 30 June	
	2025 RMB'000 (Unaudited)	2024 RMB'000 (Unaudited)
Current tax	206,620	210,785
Deferred tax	(28,970)	(28,181)
	177,650	182,604

The Company was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Act of Cayman Islands and accordingly, is exempted from Cayman Islands income tax. The Company's subsidiaries in the British Virgin Islands ("BVI") were incorporated under the International Business Companies Act of the BVI and accordingly, are exempted from BVI income tax.

Hong Kong profits tax has been provided at the rate of 16.5% on the estimated assessable profit for the current period in respect of operations in Hong Kong, except for one subsidiary of the Group which is a qualifying corporation under the two-tiered Profits Tax rate regime. For this subsidiary, the first HK\$2 million of assessable profits are taxed at 8.25% and the remaining assessable profits are taxed at 16.5%.

Income tax provision of the Group in respect of operations in Mainland China has been calculated at the applicable tax rate on the estimated assessable profits for the periods, based on the existing legislation, interpretations and practices in respect thereof. The statutory tax rate was 25% for the six months ended 30 June 2025 and 2024. Certain subsidiaries and branches of the Group in Mainland China are located in the western regions of the Mainland China, and they were subject to a preferential income tax rate of 15% during the six months ended 30 June 2025 and 2024. The subsidiaries and branches of the Group located in Hainan Province are qualified to enjoy the preferential income tax rate of 15% from 1 January 2020 to 31 December 2027. A 20% income tax rate applies to subsidiaries that are qualified as small and micro-profit enterprises.

11. Dividends

No dividend has been declared or paid by the Company during the six months ended 30 June 2025 (for the six months ended 30 June 2024: nil).

12. Earnings per share

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares during the six months ended 30 June 2025 and 2024.

The Company did not have any potential ordinary shares outstanding during the six months ended 30 June 2025 and 2024. Diluted earnings per share was equal to basic earnings per share.

	Six months ended 30 June	
	2025 RMB'000 (Unaudited)	2024 RMB'000 (Unaudited)
Profit attributable to owners of the Company (RMB'000)	472,272	500,526
Weighted average number of ordinary shares in issue (in thousands)	10,810,811	10,810,811
Basic and diluted earnings per share	RMB0.04	RMB0.05

13. Property and equipment

	Property RMB'000	Machinery RMB'000	Vehicles RMB'000	Furniture, fitting and equipment RMB'000	Total RMB'000
As at 1 January 2025					
Cost	13,427	66,338	59,253	171,972	310,990
Accumulated depreciation	(5,559)	(47,659)	(46,683)	(143,181)	(243,082)
Opening net carrying amount (Audited)	7,868	18,679	12,570	28,791	67,908
Additions	21	11,541	3,304	7,811	22,677
Disposals	–	(25)	(142)	(372)	(539)
Depreciation charge	(696)	(3,432)	(2,324)	(6,211)	(12,663)
Closing net carrying amount (Unaudited)	7,193	26,763	13,408	30,019	77,383
As at 30 June 2025					
Cost	13,448	77,879	62,557	179,783	333,667
Accumulated depreciation	(6,255)	(51,116)	(49,149)	(149,764)	(256,284)
Net carrying amount (Unaudited)	7,193	26,763	13,408	30,019	77,383

13. Property and equipment (continued)

	Property RMB'000	Machinery RMB'000	Vehicles RMB'000	Furniture, fitting and equipment RMB'000	Total RMB'000
As at 1 January 2024					
Cost	7,629	58,156	54,671	156,093	276,549
Accumulated depreciation	(3,811)	(43,344)	(41,083)	(129,668)	(217,906)
Opening net carrying amount (Audited)	3,818	14,812	13,588	26,425	58,643
Additions	3,044	3,414	1,787	7,744	15,989
Disposals	–	(23)	(211)	(857)	(1,091)
Depreciation charge	(567)	(1,883)	(2,791)	(5,899)	(11,140)
Closing net carrying amount (Unaudited)	6,295	16,320	12,373	27,413	62,401
As at 30 June 2024					
Cost	10,673	61,570	56,458	163,837	292,538
Accumulated depreciation	(4,378)	(45,250)	(44,085)	(136,424)	(230,137)
Net carrying amount (Unaudited)	6,295	16,320	12,373	27,413	62,401

14. Intangible assets

	Computer software RMB'000	Property management contracts and customer relationship RMB'000	Goodwill RMB'000	Total RMB'000
As at 1 January 2025				
Cost	31,686	1,195,199	1,738,218	2,965,103
Accumulated amortization and impairment losses	(17,964)	(668,028)	(780,831)	(1,466,823)
Opening net carrying amount (Audited)	13,722	527,171	957,387	1,498,280
Period ended 30 June 2025				
Opening net carrying amount	13,722	527,171	957,387	1,498,280
Additions	745	–	–	745
Amortisation	(1,183)	(42,902)	–	(44,085)
Impairment loss	–	–	–	–
Closing net carrying amount (Unaudited)	13,284	484,269	957,387	1,454,940
As at 30 June 2025				
Cost	32,431	1,195,199	1,738,218	2,965,848
Accumulated amortisation and impairment losses	(19,147)	(710,930)	(780,831)	(1,510,908)
Net carrying amount (Unaudited)	13,284	484,269	957,387	1,454,940

14. Intangible assets (continued)

	Computer software RMB'000	Property management contracts and customer relationship RMB'000	Goodwill RMB'000	Total RMB'000
As at 1 January 2024				
Cost	27,197	1,195,199	1,738,218	2,960,614
Accumulated amortization and impairment losses	(15,877)	(558,590)	(739,548)	(1,314,015)
Opening net carrying amount (Audited)	11,320	636,609	998,670	1,646,599
Period ended 30 June 2024				
Opening net carrying amount	11,320	636,609	998,670	1,646,599
Additions	3,442	–	–	3,442
Amortisation	(997)	(59,466)	–	(60,463)
Impairment losses	–	(3,786)	(20,948)	(24,734)
Closing net carrying amount (Unaudited)	13,765	573,357	977,722	1,564,844
As at 30 June 2024				
Cost	30,639	1,195,199	1,738,218	2,964,056
Accumulated amortisation and impairment losses	(16,874)	(621,842)	(760,496)	(1,399,212)
Net carrying amount (Unaudited)	13,765	573,357	977,722	1,564,844

14. Intangible assets (continued)

As the result of management assessment, no impairment provision (for the six months ended 30 June 2024: RMB3,786,000) was recognised on property management contracts and customer relationships for the six months ended 30 June 2025 and no impairment provision (for the six months ended 30 June 2024: RMB20,948,000) was recognised on goodwill for the six months ended 30 June 2025. These items are included in the condensed consolidated statement of profit or loss and other comprehensive income under “other losses” for the comparative period.

15. Trade and other receivables

	As at 30 June 2025 RMB'000 (Unaudited)	As at 31 December 2024 RMB'000 (Audited)
Trade receivables (Note (i))	2,841,559	2,586,373
Value-added tax recoverable	32,339	28,319
Other receivables (Note (ii))	515,742	537,614
	3,389,640	3,152,306

15. Trade and other receivables (continued)

Notes:

(i) Trade receivables

	As at 30 June 2025 RMB'000 (Unaudited)	As at 31 December 2024 RMB'000 (Audited)
Trade receivables		
– Related parties (Note 22)	2,199,294	2,205,037
– Third parties	3,683,939	3,357,659
Gross trade receivables	5,883,233	5,562,696
Less: allowance for impairment of trade receivables		
– Related parties (Note 22)	(2,198,628)	(2,203,003)
– Third parties	(843,046)	(773,320)
	2,841,559	2,586,373

As at 30 June 2025 and 31 December 2024, the aging analysis of the trade receivables based on date of revenue recognition and net of loss allowance was as follows:

	As at 30 June 2025 RMB'000 (Unaudited)	As at 31 December 2024 RMB'000 (Audited)
0 to 180 days	1,696,132	1,301,036
181 to 365 days	332,583	356,921
1 to 2 years	323,766	505,979
2 to 3 years	308,832	276,321
Over 3 years	180,246	146,116
	2,841,559	2,586,373

As at 30 June 2025, total trade receivables and impairment allowance amounted to approximately RMB5,883,233,000 (as at 31 December 2024: approximately RMB5,562,696,000) and approximately RMB3,041,674,000 (as at 31 December 2024: approximately RMB2,976,323,000) respectively. Of which, the total trade receivables from related parties and impairment allowance amounted to approximately RMB2,199,294,000 (as at 31 December 2024: approximately RMB2,205,037,000) and approximately RMB2,198,628,000 (as at 31 December 2024: approximately RMB2,203,003,000) respectively.

Trade receivables mainly arise from basic property management services income under lump sum basis. Basic property management services income is received in accordance with the terms of the relevant services agreements.

As at 30 June 2025 and 31 December 2024, trade receivables were denominated in RMB and their carrying amounts approximate their fair values.

15. Trade and other receivables (continued)

Notes: (continued)

(ii) Other receivables

	As at 30 June 2025 RMB'000 (Unaudited)	As at 31 December 2024 RMB'000 (Audited)
Ultimate holding company (Note (a))		
– Financing guarantees	13,400,000	13,400,000
Less:		
– Enforcement of financing guarantees pledged	(13,400,000)	(13,400,000)
	—	—
Other related parties (Note 22)	10,346	10,727
Third parties		
– Payments on behalf of property owners (Note (b))	434,183	424,898
– Deposits	139,540	142,072
– Others	75,556	100,684
Gross other receivables	659,625	678,381
Less: allowance for impairment of other receivables		
– Related parties (Note 22)	(7,153)	(7,188)
– Third parties	(136,730)	(133,579)
Total other receivables	515,742	537,614

As at 30 June 2025 and 31 December 2024, other receivables were denominated in RMB and their carrying amounts approximate their fair values.

Note (a): Pursuant to the Court's judgement, the ultimate holding company and Hengda Real Estate Group Company Limited (a related party of the Company), was the actual debtor of the financing guarantee funds, and certain other third parties as the guarantees were jointly liable for the full amount of the aforementioned debt respectively.

Note (b): Payments on behalf of property owners mainly represented utilities costs of properties.

16. Prepayments

	As at 30 June 2025 RMB'000 (Unaudited)	As at 31 December 2024 RMB'000 (Audited)
Prepayments to suppliers		
– Related parties (Note 22)	929	1,392
– Third parties	59,193	58,127
	60,122	59,519

17. Cash and cash equivalents

	As at 30 June 2025 RMB'000 (Unaudited)	As at 31 December 2024 RMB'000 (Audited)
Cash at bank	2,775,424	2,694,299
Cash on hand	2,665	3,070
	2,778,089	2,697,369

Notes:

(a) Cash and cash equivalents were denominated in the following currencies:

	As at 30 June 2025 RMB'000 (Unaudited)	As at 31 December 2024 RMB'000 (Audited)
RMB	2,770,226	2,679,240
US\$	26	57
HK\$	7,837	18,072
	2,778,089	2,697,369

(b) The conversion of RMB denominated deposits placed in banks in Mainland China into foreign currencies and the remittance of such foreign currencies denominated bank balances and cash out of Mainland China are subject to relevant rules and regulation of foreign exchange control promulgated by Mainland China government.

18. Restricted cash

Restricted cash mainly represents (i) industry regulated funds of Evergrande Insurance Agency Co., Ltd.; (ii) deposits for the provision of property management services as required by local government authorities; (iii) cash restricted to projects managed on a remuneration basis only; and (iv) funds for litigation preservation of some subsidiaries.

19. Share capital

	30 June 2025 Number of shares (Unaudited)	31 December 2024 Number of shares (Audited)	30 June 2025 RMB'000 (Unaudited)	31 December 2024 RMB'000 (Audited)
Issued and fully paid	10,810,811,000	10,810,811,000	7,060	7,060

20. Reserves

	Share premium RMB'000	Statutory reserves RMB'000	Capital reserves RMB'000	Exchange reserves RMB'000	Total RMB'000
Six months ended					
30 June 2025					
Balance at 1 January 2025 (Audited)	5,944,185	839,577	(12,757,253)	3,971	(5,969,520)
Currency translation differences	–	–	–	(2,256)	(2,256)
Balance at 30 June 2025 (Unaudited)	5,944,185	839,577	(12,757,253)	1,715	(5,971,776)

20. Reserves (continued)

	Share premium RMB'000	Statutory reserves RMB'000	Capital reserves RMB'000	Exchange reserves RMB'000	Total RMB'000
Six months ended					
30 June 2024					
Balance at 1 January 2024					
(Audited)	5,944,185	727,894	(12,757,250)	2,774	(6,082,397)
Currency translation differences	–	–	–	(138)	(138)
Balance at 30 June 2024					
(Unaudited)	5,944,185	727,894	(12,757,250)	2,636	(6,082,535)

Note: Statutory reserves

In accordance with relevant rules and regulations in Mainland China and the Company's Articles of Association, companies incorporated in Mainland China are required to transfer no less than 10% of their profit after taxation calculated under PRC accounting standards and regulations to the statutory reserve funds, until the accumulated total of the fund reaches 50% of their registered capital. The statutory reserve funds can only be used, upon approval by the relevant authority, to offset previous years' losses or to increase the capital of respective companies.

21. Trade and other payables

	As at 30 June 2025 RMB'000 (Unaudited)	As at 31 December 2024 RMB'000 (Audited)
Trade payables (Note (a))		
– Related parties (Note 22)	423,348	453,820
– Third parties	1,209,626	1,312,851
	1,632,974	1,766,671
Accrued payroll	304,522	505,544
Other payables		
– Related parties (Note 22)	136,207	133,650
– Third parties		
– Amounts temporarily received from/on behalf of property owners or lessors (Note (b))	347,925	425,679
– Deposits	383,307	401,510
– Other tax payables	69,346	81,193
– Consideration payables for business combinations	435,053	447,228
– Others	500,038	536,476
	1,871,876	2,025,736
	3,809,372	4,297,951
Less: Non-current portion	(61,200)	(75,053)
Current portion	3,748,172	4,222,898

21. Trade and other payables (continued)

Notes:

- (a) As at 30 June 2025 and 31 December 2024, the ageing analysis of trade payables based on goods and services received is as follows:

	As at 30 June 2025 RMB'000 (Unaudited)	As at 31 December 2024 RMB'000 (Audited)
Up to 1 year	1,278,422	1,390,034
1 to 2 years	197,577	256,856
2 to 3 years	101,342	43,987
More than 3 years	55,633	75,794
	1,632,974	1,766,671

- (b) The amounts mainly represented utilities expenses temporarily collected from the property owners to be paid to related service providers and rental income collected from lessees to be returned to the property owners.
- (c) As at 30 June 2025 and 31 December 2024, trade and other payables were denominated in RMB and the carrying amounts of trade and other payables approximate their fair values.

22. Related party transactions

(a) Transactions with related parties

In addition to the transactions detailed elsewhere in the condensed consolidated financial statements, the Group had the following transactions with related parties.

	Six months ended 30 June	
	2025 RMB'000 (Unaudited)	2024 RMB'000 (Unaudited)
Revenue from rendering of services		
– Controlled by the Group's ultimate holding company	19,098	26,691
– Joint ventures of the Group's ultimate holding company	1,375	4,626
	20,473	31,317
Purchase of goods and services		
– Controlled by the Group's ultimate holding company	4,346	3,411
Leasing car parking spaces		
– Controlled by the Group's ultimate holding company	76,214	63,193
– Joint ventures of the Group's ultimate holding company	2,757	–
	78,971	63,193

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

As China Evergrande Group is being liquidated, the management of the Group expects the inflow of economic benefits from China Evergrande Group is not optimistic and highly uncertain. Since the property management services customers involve all the property owners and various aspects of the community, which has integrality and indivisibility as a whole, it is impracticable to exclude China Evergrande Group from providing property management services to those vacant properties. Moreover, such services do not incur additional costs. Therefore, the Group has continued to provide property management services to China Evergrande Group, with the amount for the six months ended 30 June 2025 being approximately RMB228,494,000. The Group has not recognized revenue in respect of the transactions, while the Group will endeavor to take reasonable measures to collect the receivables from the relevant parties in accordance with the relevant laws and applicable agreements to actively safeguard the interests of the Group.

22. Related party transactions (continued)

(b) Balances with related parties

	As at 30 June 2025 RMB'000 (Unaudited)	As at 31 December 2024 RMB'000 (Audited)
Trade receivables (Note 15)		
– Controlled by the Group's ultimate holding company	1,998,203	2,004,388
– Joint ventures of the Group's ultimate holding company	201,091	200,649
	2,199,294	2,205,037
Less: allowances for impairment of trade receivables (charged to profit or loss)	(2,198,628)	(2,203,003)
	666	2,034

22. Related party transactions (continued)

(b) Balances with related parties (continued)

	As at 30 June 2025 RMB'000 (Unaudited)	As at 31 December 2024 RMB'000 (Audited)
Other receivables (Note 15)		
– Controlled by the Group's ultimate holding company	10,346	10,727
Less: allowances for impairment of other receivables (charged to profit or loss)	(7,153)	(7,188)
	3,193	3,539
Prepayments (Note 16)		
– Controlled by the Group's ultimate holding company	929	1,392
Trade payables (Note 21)		
– Controlled by the Group's ultimate holding company	406,431	445,869
– Joint ventures of the Group's ultimate holding company	16,917	7,951
	423,348	453,820
Other payables (Note 21)		
– Controlled by the Group's ultimate holding company	132,107	131,862
– Joint ventures of the Group's ultimate holding company	4,100	1,788
	136,207	133,650
Contract liabilities		
– Controlled by the Group's ultimate holding company	6,820	6,263

- (i) The above trade receivables, prepayments, trade payables and contract liabilities were trading nature, interest-free and repayable according to terms of contracts.

22. Related party transactions (continued)

(c) **Key management compensation**

Key management, including directors and core management, totaled 17 (corresponding period in 2024: 15). Their compensations were set out below:

	Six months ended 30 June	
	2025 RMB'000 (Unaudited)	2024 RMB'000 (Unaudited)
Salaries, bonus and other benefits	7,169	5,381
Contribution to pension scheme expenses	215	165
	7,384	5,546

