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(Incorporated in Hong Kong with limited liability)

(Stock code: 06626)

ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2024

RESULTS HIGHLIGHTS FOR THE SIX MONTHS ENDED 30 JUNE 2024

- Total revenue amounted to RMB1,960.2 million, representing a year-on-year increase of 29.7%, among which:
 - (i) revenue from non-commercial property management and value-added services amounted to RMB1,601.3 million, representing a year-on-year increase of 32.3%; and
 - (ii) revenue from commercial property management and operational services amounted to RMB358.9 million, representing a year-on-year increase of 19.2%.
- Gross profit margin was 25.9%.
- Profit attributable to owners of the Company amounted to RMB277.7 million, representing a year-on-year increase of 12.1%.
- Basic earnings per share was RMB0.18.
- Contracted GFA and GFA under management were 88.8 million sq.m. and 66.7 million sq.m., respectively.
- The Board has proposed to declare an interim dividend for 2024 of HK\$0.100 per share (equivalent to RMB0.091 per share), representing a dividend payout ratio of 50%.

INTERIM RESULTS

The board (the “**Board**”) of directors (the “**Director(s)**”) of Yuexiu Services Group Limited (the “**Company**”, and its subsidiaries, the “**Group**”) hereby announces the unaudited condensed consolidated results of the Group for the six months ended 30 June 2024 (the “**Period**”).

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

	<i>Notes</i>	For the six months ended 30 June	
		2024 (Unaudited) <i>RMB’000</i>	2023 (Unaudited) <i>RMB’000</i>
REVENUE	4	1,960,175	1,511,846
Cost of sales		<u>(1,452,813)</u>	<u>(1,086,884)</u>
Gross profit		507,362	424,962
Other income and gains, net		55,311	58,466
Administrative expenses		(158,876)	(127,162)
Impairment losses on financial and contract assets, net		(6,898)	(2,954)
Finance costs	6	(3,030)	(2,444)
Share of profits and losses of joint ventures		469	28
		<u> </u>	<u> </u>
PROFIT BEFORE TAX	5	394,338	350,896
Income tax expenses	7	(106,876)	(94,447)
		<u> </u>	<u> </u>
PROFIT FOR THE PERIOD		<u>287,462</u>	<u>256,449</u>
Attributable to:			
Owners of the Company		277,675	247,691
Non-controlling interests		9,787	8,758
		<u> </u>	<u> </u>
		<u>287,462</u>	<u>256,449</u>
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
Basic and diluted (expressed in RMB per share)	8	<u>0.18</u>	<u>0.16</u>

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	For the six months ended 30 June	
	2024	2023
	(Unaudited)	(Unaudited)
	RMB'000	RMB'000
PROFIT FOR THE PERIOD	<u>287,462</u>	<u>256,449</u>
OTHER COMPREHENSIVE INCOME		
Other comprehensive income that may be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	459	720
Other comprehensive income that will not be reclassified to profit or loss in subsequent periods:		
Changes in the fair value of equity investments at fair value through other comprehensive income, net of tax	<u>170</u>	<u>1,024</u>
OTHER COMPREHENSIVE INCOME FOR THE PERIOD, NET OF TAX	<u>629</u>	<u>1,744</u>
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>288,091</u>	<u>258,193</u>
Attributable to:		
Owners of the Company	278,304	249,435
Non-controlling interests	<u>9,787</u>	<u>8,758</u>
	<u>288,091</u>	<u>258,193</u>

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	30 June	31 December
	2024	2023
	(Unaudited)	(Audited)
<i>Note</i>	RMB'000	RMB'000
NON-CURRENT ASSETS		
Property, plant and equipment	34,809	36,613
Right-of-use assets	142,901	103,691
Intangible assets	326,335	332,921
Investments in joint ventures	3,336	2,867
Equity investments designated at fair value through other comprehensive income	33,865	33,624
Deferred tax assets	15,033	12,677
Other non-current assets	5,256	—
Restricted bank deposits	55,530	11,001
Time deposits	1,380,000	—
	1,997,065	533,394
CURRENT ASSETS		
Inventories	6,995	10,280
Trade receivables	761,121	573,524
Contract assets	113,343	75,674
Prepayments, other receivables and other assets	573,041	453,432
Prepaid income taxes	30,868	26,916
Restricted bank deposits	36,236	29,658
Time deposits	753,001	9,062
Cash and cash equivalents	2,733,155	4,695,204
	5,007,760	5,873,750

		30 June	31 December
		2024	2023
		(Unaudited)	(Audited)
	<i>Note</i>	RMB'000	RMB'000
CURRENT LIABILITIES			
Trade payables	11	628,828	399,277
Other payables and accruals		1,467,331	1,362,568
Contract liabilities		826,448	808,732
Lease liabilities		70,892	64,514
Tax payable		40,642	30,189
		<hr/>	<hr/>
Total current liabilities		3,034,141	2,665,280
		<hr/>	<hr/>
NET CURRENT ASSETS		1,973,619	3,208,470
		<hr/>	<hr/>
TOTAL ASSETS LESS CURRENT			
LIABILITIES		3,970,684	3,741,864
		<hr/>	<hr/>
NON-CURRENT LIABILITIES			
Lease liabilities		80,407	43,614
Deferred tax liabilities		101,922	77,795
		<hr/>	<hr/>
Total non-current liabilities		182,329	121,409
		<hr/>	<hr/>
Net assets		3,788,355	3,620,455
		<hr/> <hr/>	<hr/> <hr/>
EQUITY			
Equity attributable to owners of the Company			
Share capital		2,543,048	2,543,048
Other reserves		(281,238)	(296,242)
Retained earnings		1,340,883	1,197,774
		<hr/>	<hr/>
		3,602,693	3,444,580
Non-controlling interests		185,662	175,875
		<hr/>	<hr/>
Total equity		3,788,355	3,620,455
		<hr/> <hr/>	<hr/> <hr/>

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

1 CORPORATE AND GROUP INFORMATION

Yuexiu Services Group Limited (the “**Company**”) and its subsidiaries (together, the “**Group**”) are primarily engaged in the provision of non-commercial property management and value-added services and commercial property management and operational services in the People’s Republic of China (the “**PRC**”).

The Company is a limited liability company incorporated in Hong Kong on 8 October 2020. The address of its registered office is 26/F, Yue Xiu Building, 160 Lockhart Road, Wanchai, Hong Kong.

The Group was spun off from Yuexiu Property Company limited (“**Yuexiu Property**”) and separately listed on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 28 June 2021. After the listing of the Company, Yuexiu Property remains the controlling shareholder of the Group.

This interim condensed consolidated financial information is presented in Renminbi (“**RMB**”), unless otherwise stated. This interim condensed consolidated financial information was approved for issue by the board of directors on 20 August 2024.

2 BASIS OF PREPARATION

The interim condensed consolidated financial information for the six months ended 30 June 2024 has been prepared in accordance with HKAS 34 *Interim Financial Reporting*. The interim condensed consolidated financial information does not include all the 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 2023.

The financial information relating to the year ended 31 December 2023 that is included in the interim condensed consolidated statement of financial position as comparative information does not constitute the Company’s statutory annual consolidated financial statements for that year but is derived from those financial statements. Further information relating to those statutory financial statements required to be disclosed in accordance with section 436 of the Hong Kong Companies Ordinance is as follows:

The Company has delivered the financial statements for the year ended 31 December 2023 to the Registrar of Companies as required by section 662(3) of, and Part 3 of Schedule 6 to, the Hong Kong Companies Ordinance. The Company's auditor has reported on the financial statements for the year ended 31 December 2023. The auditor's report was unqualified; did not include a reference to any matters to which the auditor drew attention by way of emphasis without qualifying its report; and did not contain a statement under section 406(2), 407(2) or 407(3) of the Hong Kong Companies Ordinance.

3 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2023, except for the adoption of the following revised Hong Kong Financial Reporting Standards ("HKFRSs") for the first time for the current period's financial information.

Amendments to HKFRS 16	<i>Lease Liability in a Sale and Leaseback</i>
Amendments to HKAS 1	<i>Classification of Liabilities as Current or Non-current</i> (the "2020 Amendments")
Amendments to HKAS 1	<i>Non-current Liabilities with Covenants</i> (the "2022 Amendments")
Amendments to HKAS 7 and HKFRS 7	<i>Supplier Finance Arrangements</i>

The adoption of the above revised standards has had no significant financial effect on the interim condensed consolidated financial information.

4 OPERATING SEGMENT INFORMATION

The chief operating decision-maker has been identified as the executive directors. Management determines the operating segments based on the Group's internal reports, which are then submitted to the executive directors for performance assessment and resources allocation. For management purpose, the executive directors considered the nature of the Group's services and determined that the Group has two reportable operating segments as follows:

— **Non-commercial property management and value-added services**

The Group provides non-commercial property management and value-added services, covering (a) non-commercial property management services including cleaning, security, gardening and repair and maintenance services; (b) value-added services to non-property owners, including sales office and display unit management and pre-delivery support services, carpark space sales assistance services, ancillary property leasing services, preliminary planning and design consultancy services and other value-added services; (c) community value-added services to meet the needs of property owners and residents of residential properties under the Group's management including home-living services, space operation services, decoration services and other community value-added services.

— **Commercial property management and operational services**

The Group is engaged in (a) commercial operation and management services, covering commercial property management services and other value-added services; (b) market positioning consultancy and tenant sourcing services, including market positioning and management consultancy services and tenant sourcing services.

Segment results represent the profit earned by each segment without other income and gains, net, unallocated operating costs, finance costs and income tax expenses. Revenue recognised at a point in time from contracts with customers mainly represents commission income from carpark space sales assistance services and estate agency services and revenue from sales of goods. Other revenue from contracts with customers is recognised over time.

Segment assets and liabilities are measured in the same way as in the interim condensed consolidated financial information. These assets and liabilities are allocated based on the operations of the segment. The Group's equity investments designated at fair value through other comprehensive income ("**Equity investments at FVOCI**"), prepaid income taxes, deferred tax assets, deferred tax liabilities, tax payable and other corporate assets and liabilities are not directly attributable to segments.

The revenue from external parties reported to the executive directors is measured in a manner consistent with that in the interim condensed consolidated statement of profit or loss.

The Group had a large number of customers, other than ultimate holding company, intermediate holding company, fellow subsidiaries, associates and joint ventures of Yuexiu Property and non-controlling interest of Yuexiu Property and its subsidiaries, none of the customers contributed 10% or more of the Group's revenue for the six months ended 30 June 2024 (six months ended 30 June 2023: Nil).

The following table presents revenue and results regarding the Group's operating and reportable segments for the six months ended 30 June 2024 and 30 June 2023 respectively.

Six months ended 30 June 2024	Non-commercial property management and value- added services (Unaudited) RMB'000	Commercial property management and operational services (Unaudited) RMB'000	Group (Unaudited) RMB'000
Segment revenue			
Revenue from contracts with customers			
– At a point in time	385,239	—	385,239
– Over time	1,216,035	358,651	1,574,686
Revenue from other sources	—	250	250
Total segment revenue	<u>1,601,274</u>	<u>358,901</u>	<u>1,960,175</u>
Segment results	<u>244,342</u>	<u>105,622</u>	<u>349,964</u>
Other income and gains, net			55,311
Unallocated operating costs			(7,907)
Finance costs			(3,030)
Income tax expenses			<u>(106,876)</u>
Profit for the period			<u>287,462</u>
Segment results include:			
Depreciation	19,730	27,254	46,984
Amortisation	6,591	—	6,591
Impairment losses on financial and contract assets, net	6,791	107	6,898
Share of profits and losses of joint ventures	<u>469</u>	<u>—</u>	<u>469</u>

The following table presents revenue and results regarding the Group's operating and reportable segments for the six months ended 30 June 2024 and 30 June 2023 respectively. (continued)

Six months ended 30 June 2023	Non-commercial property management and value- added services (Unaudited) RMB'000	Commercial property management and operational services (Unaudited) RMB'000	Group (Unaudited) RMB'000
Segment revenue			
Revenue from contracts with customers			
– At a point in time	343,751	—	343,751
– Over time	866,897	300,567	1,167,464
Revenue from other sources	142	489	631
Total segment revenue	<u>1,210,790</u>	<u>301,056</u>	<u>1,511,846</u>
Segment results	<u>225,685</u>	<u>76,691</u>	<u>302,376</u>
Other income and gains, net			58,466
Unallocated operating costs			(7,502)
Finance costs			(2,444)
Income tax expenses			<u>(94,447)</u>
Profit for the period			<u><u>256,449</u></u>
Segment results include:			
Depreciation	15,904	19,707	35,611
Amortisation	6,425	—	6,425
Net impairment losses/ (reversal of impairment losses) on financial and contract assets	3,142	(188)	2,954
Share of profits and losses of a joint venture	<u>28</u>	<u>—</u>	<u>28</u>

An analysis of the Group's revenue by category for the six months ended 30 June 2024 and 2023 is as follows:

	For the six months ended 30 June	
	2024	2023
	(Unaudited)	(Unaudited)
	<i>RMB'000</i>	<i>RMB'000</i>
Non-commercial property management and value-added services		
– Property management services	600,948	457,936
– Value-added services to non-property owners	354,817	352,380
– Community value-added services	645,509	400,474
	<hr/>	<hr/>
Subtotal	1,601,274	1,210,790
	<hr/>	<hr/>
Commercial property management and operational services		
– Commercial operation and management services	308,096	250,881
– Market positioning consultancy and tenant sourcing services	50,805	50,175
	<hr/>	<hr/>
Subtotal	358,901	301,056
	<hr/>	<hr/>
Total	1,960,175	1,511,846
	<hr/> <hr/>	<hr/> <hr/>

The following table presents the asset and liability information of the Group's operating segments as at 30 June 2024 and 31 December 2023:

As at 30 June 2024 (unaudited)	Non-commercial property management and value- added services <i>RMB'000</i>	Commercial property management and operational services <i>RMB'000</i>	Total <i>RMB'000</i>
Segment assets	4,892,222	540,486	5,432,708
Equity investments at FVOCI			33,865
Prepaid income taxes			30,868
Deferred tax assets			15,033
Other corporate assets			1,492,351
Total assets			<u>7,004,825</u>
Segment liabilities	2,380,262	563,644	2,943,906
Deferred tax liabilities			101,922
Tax payable			40,642
Other corporate liabilities			130,000
Total liabilities			<u>3,216,470</u>
Capital expenditure	<u>42,677</u>	<u>41,773</u>	<u>84,450</u>

As at 31 December 2023 (audited)	Non-commercial property management and value- added services <i>RMB'000</i>	Commercial property management and operational services <i>RMB'000</i>	Total <i>RMB'000</i>
Segment assets	3,791,836	968,116	4,759,952
Equity investments at FVOCI			33,624
Prepaid income taxes			26,916
Deferred tax assets			12,677
Other corporate assets			1,573,975
Total assets			<u>6,407,144</u>
Segment liabilities	2,137,562	529,306	2,666,868
Deferred tax liabilities			77,795
Tax payable			30,189
Other corporate liabilities			11,837
Total liabilities			<u>2,786,689</u>
Capital expenditure	<u>25,113</u>	<u>82,579</u>	<u>107,692</u>

No geographical segment analysis is shown as more than 97.5% of the Group's revenue are derived from activities in and from customers located in Chinese Mainland and more than 96.3% of the carrying values of the Group's non-current assets excluding deferred tax assets are situated in Chinese Mainland.

5 PROFIT BEFORE TAX

The Group's profit before tax is arrived at after charging/(crediting):

	For the six months ended 30 June	
	2024	2023
	(Unaudited)	(Unaudited)
	RMB'000	RMB'000
Employee benefit expenses	513,260	520,406
Gardening and cleaning	256,788	176,051
Cost of goods sold	174,199	119,089
Subcontractor costs for decoration and other services	275,832	104,231
Maintenance costs	103,364	70,924
Depreciation of property, plant and equipment	7,303	7,800
Depreciation of right-of-use assets	39,681	27,811
Amortisation of intangible assets	6,591	6,425
Impairment losses on financial and contract assets, net		
– Trade receivables	6,549	2,003
– Contract assets	270	42
– Prepayments and other receivables	79	909
Total	<u>6,898</u>	<u>2,954</u>
Bank interest income*	(52,898)	(51,641)
Additional input value-added tax deduction	—	(4,820)
Government grants	(1,538)	(3,159)
Foreign exchange losses, net	30	3,137

* This item is included in “Other income and gains, net” in the interim condensed consolidated statement of profit or loss.

6 FINANCE COSTS

	For the six months ended 30 June	
	2024	2023
	(Unaudited)	(Unaudited)
	RMB'000	RMB'000
Interest expense on lease liabilities	<u>3,030</u>	<u>2,444</u>

7 INCOME TAX

Hong Kong profits tax has been provided at the rate of 16.5% (2023: 16.5%) on the estimated assessable profits arising in Hong Kong during the period. Subsidiaries of the Group operating in Chinese Mainland are subject to the PRC corporate income tax (“CIT”) rate of 25% for the reporting period. Certain operations of the Group in the PRC were qualified as “Small Low-Profit Enterprise” and taxed at the reduced tax rate of 20% from 1 January 2008. During the six months ended 30 June 2024, the “Small Low-Profit Enterprise” whose taxable income is less than RMB3 million enjoy the preferential income tax treatment with the income tax rate of 20% and are eligible to have their tax calculated based on 25% of their taxable income.

Guangzhou Yueguan Intelligent Technology Co., Ltd. (“**Yueguan Intelligent**”) is qualified as a “High and New Technology Enterprise” in 2019. It is subject to a reduced preferential enterprise income tax rate of 15% since 1 January 2019. On 12 December 2022, the filing of Yueguan Intelligent’s renewal of the High and New Technology Enterprise qualification for another 3 years starting from 1 January 2022 was completed.

According to the new Enterprise Income Tax Law of the PRC, starting from 1 January 2008, a 10% withholding tax will be levied on the immediate holding companies outside the PRC when their PRC subsidiaries declare dividend out of profits earned after 1 January 2008. A lower 5% withholding tax rate may be applied when the Hong Kong holding companies satisfied the requirements of the tax treaty arrangements between the mainland China and Hong Kong.

	For the six months ended 30 June	
	2024	2023
	(Unaudited)	(Unaudited)
	<i>RMB’000</i>	<i>RMB’000</i>
Current income tax	85,176	87,614
Deferred income tax	21,700	6,833
Total	106,876	94,447

8 EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY

The calculation of the basic earnings per share amount is based on the profit for the period attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares of 1,521,975,000 (six months ended 30 June 2023: 1,522,030,000) in issue during the period.

No adjustment has been made to the basic earnings per share amount presented for the six months ended 30 June 2024 and 2023, in respect of a dilution as the impact of the share options had an anti-dilutive effect on the basic earnings per share amounts presented.

The calculation of basic and diluted earnings per share is based on:

	For the six months ended 30 June	
	2024 (Unaudited)	2023 (Unaudited)
<u>Earnings</u>		
Earnings attributable to ordinary equity holders of the Company (RMB'000)	<u>277,675</u>	<u>247,691</u>
<u>Shares</u>		
Weighted average number of ordinary shares in issue during the period (in thousand)	<u>1,521,975</u>	<u>1,522,030</u>
<u>Earnings per share</u>		
Basic and diluted (RMB per share)	<u>0.18</u>	<u>0.16</u>

9 DIVIDENDS

	Six months ended 30 June	
	2024 (Unaudited) RMB'000	2023 (Unaudited) RMB'000
2023 final, declared but unpaid, of HKD0.087 equivalent to RMB0.079 (2022: HKD0.109 equivalent to RMB0.097) per ordinary share	120,606	147,627
2024 interim, proposed, of HKD0.100 equivalent to RMB0.091 (2023: HKD0.089 equivalent to RMB0.081) per ordinary shares	<u>138,838</u>	<u>124,411</u>

The interim dividend proposed after the balance sheet date has not been recognised as a liability at the balance sheet date. It will be recognised in shareholders' equity during the year ending 31 December 2024.

10 TRADE RECEIVABLES

As at 30 June 2024 and 31 December 2023, the ageing analysis of the trade receivables based on invoice date is as follows:

	30 June	31 December
	2024	2023
	Unaudited	Audited
	RMB'000	RMB'000
0-30 days	234,050	211,835
31-180 days	339,995	241,769
181-365 days	124,825	70,783
1 to 2 years	82,178	62,321
2 to 3 years	7,385	6,345
Over 3 years	14,999	16,233
	<hr/>	<hr/>
Subtotal	803,432	609,286
	<hr/>	<hr/>
Less: allowance for impairment of trade receivables	(42,311)	(35,762)
	<hr/>	<hr/>
Total	761,121	573,524
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11 TRADE PAYABLES

As at 30 June 2024 and 31 December 2023, the ageing analysis of the trade payables based on invoice date is as follows:

	30 June	31 December
	2024	2023
	Unaudited	Audited
	RMB'000	RMB'000
Within 1 year	592,968	367,560
1 to 2 years	23,227	15,944
2 to 3 years	1,375	3,017
Over 3 years	11,258	12,756
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Total	628,828	399,277
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MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

As of 30 June 2024, the Group had:

- 508 (31 December 2023: 476) contracted projects, with a total contracted gross floor area (“GFA”) of 88.8 million sq.m. (31 December 2023: 83.4 million sq.m.), representing an increase of 6.4% in contracted GFA; and
- 418 (31 December 2023: 408) projects under management, with a total GFA under management of 66.7 million sq.m. (31 December 2023: 65.2 million sq.m.), representing an increase of 2.2% in GFA under management.

The table below sets forth the change in the number of the Group’s contracted projects and projects under management as of the dates indicated.

	As of 30 June 2024		As of 31 December 2023	
	Contracted projects	Projects under management	Contracted projects	Projects under management
	<i>(number)</i>			
Total projects	<u><u>508</u></u>	<u><u>418</u></u>	<u><u>476</u></u>	<u><u>408</u></u>

The table below sets forth the change in the Group’s contracted GFA and GFA under management for the periods indicated.

	Six months ended 30 June			
	2024		2023	
	Contracted GFA	GFA under management	Contracted GFA	GFA under management
	<i>(sq.m. in thousands)</i>			
As of the beginning of the period	83,448	65,211	70,597	51,689
New engagements	9,262	5,068	8,260	8,440
Terminations	(3,902)	(3,607)	(1,367)	(1,367)
As of the end of the period	<u>88,808</u>	<u>66,672</u>	<u>77,490</u>	<u>58,762</u>

As of 30 June 2024, the Group’s contracted projects covered 49 cities (including Hong Kong) in the People’s Republic of China (the “**PRC**”). During the Period, the Group adjusted its business development strategy to focus on regions with more competitive advantages and terminated projects that did not meet internal business or financial requirements, the contracted GFA and GFA under management of each region had therefore changed. The table below sets forth a geographical breakdown of the Group’s contracted GFA and GFA under management as of the dates indicated.

	As of 30 June 2024		As of 31 December 2023	
	Contracted GFA	GFA under management	Contracted GFA	GFA under management
	<i>(sq.m. in thousands)</i>			
Greater Bay Area	52,543	37,430	46,790	35,899
East China Region	10,303	7,412	10,815	8,384
North China Region	8,893	7,471	9,101	7,823
Central and West China Region	17,069	14,359	16,742	13,105
Total	<u>88,808</u>	<u>66,672</u>	<u>83,448</u>	<u>65,211</u>

Non-commercial property management and value-added services

As of 30 June 2024, the Group had:

- 416 (31 December 2023: 385) contracted non-commercial projects, with a contracted GFA of 81.4 million sq.m. (31 December 2023: 75.7 million sq.m.); and
- 335 (31 December 2023: 331) non-commercial projects under management, with a GFA under management of 60.1 million sq.m. (31 December 2023: 59.3 million sq.m.).

The table below sets forth the change in the number of the Group's contracted non-commercial projects and non-commercial projects under management as of the dates indicated.

	As of 30 June 2024		As of 31 December 2023	
	Contracted projects	Projects under management	Contracted projects	Projects under management
	<i>(number)</i>			
Non-commercial projects	<u>416</u>	<u>335</u>	<u>385</u>	<u>331</u>

The table below sets forth the Group's contracted GFA and GFA under management of non-commercial projects as of the dates indicated.

	As of 30 June 2024		As of 31 December 2023	
	Contracted GFA	GFA under management	Contracted GFA	GFA under management
	<i>(sq.m. in thousands)</i>			
Non-commercial projects	<u>81,397</u>	<u>60,121</u>	<u>75,660</u>	<u>59,271</u>

For the Period, the average property management fee of residential projects increased to RMB2.8/sq.m./month (for the six months ended 30 June 2023 (the “Corresponding Period”): RMB2.7/sq.m./month).

The table below sets forth the Group’s average property management fee of residential projects for the periods indicated.

	Six months ended 30 June	
	2024	2023
	<i>(RMB/sq.m./month)</i>	
Residential projects	<u>2.8</u>	<u>2.7</u>

With respect to value-added services, the Group continued to optimise its resource allocation and enhance product competitiveness. In the new retail sector, the Group continued to improve its product offerings through developing customised product types and launching various offerings targeted at tourism. Meanwhile, the Group has been exploring the operation model for communities under management and enhancing the brand of its community commercial services by exploring the standardised operation of clubs and carrying out recreational activities. In addition, the Group’s intelligent service offerings have expanded to include elevator installation and maintenance with its relevant professional qualifications, and has successfully expanded fire-fighting, electrical and mechanical related projects.

Commercial property management and operational services

As of 30 June 2024, the Group had:

- 92 (31 December 2023: 91) contracted commercial projects, with a contracted GFA of 7.4 million sq.m. (31 December 2023: 7.8 million sq.m.); and
- 83 (31 December 2023: 77) commercial projects under management, with a GFA under management of 6.6 million sq.m. (31 December 2023: 5.9 million sq.m.).

The table below sets forth the change in the number of the Group's contracted commercial projects and commercial projects under management as of the dates indicated.

	As of 30 June 2024		As of 31 December 2023	
	Contracted projects	Projects under management	Contracted projects	Projects under management
Commercial projects	<u>92</u>	<u>83</u>	<u>91</u>	<u>77</u>

(number)

The table below sets forth the Group's contracted GFA and GFA under management of commercial projects as of the dates indicated.

	As of 30 June 2024		As of 31 December 2023	
	Contracted GFA	GFA under management	Contracted GFA	GFA under management
Commercial projects	<u>7,411</u>	<u>6,551</u>	<u>7,788</u>	<u>5,940</u>

(sq.m. in thousands)

For the Period, the average management fee for office buildings and shopping malls remained stable at RMB20.0/sq.m./month (Corresponding Period: RMB20.5/sq.m./month) and RMB35.7/sq.m./month (Corresponding Period: RMB36.6/sq.m./month) respectively.

The table below sets forth the Group’s average property management fee of commercial projects for the periods indicated.

	Six months ended 30 June	
	2024	2023
	<i>(RMB/sq.m./month)</i>	
Office buildings	20.0	20.5
Shopping malls	<u>35.7</u>	<u>36.6</u>

AWARDS AND RECOGNITIONS

For the Period, the Group received various awards and recognitions from Beijing China Index Academy, including the following:

- “TOP 12 amongst the Top 100 Property Management Companies in China for 2024 (2024中國物業服務百強企業TOP12)”;
- “TOP 10 amongst the TOP 100 Property Management Companies in China in terms of Business Performance for 2024 (2024中國物業服務百強企業經營績效TOP10)”;
- “China’s Leading Property Management Companies in terms of Service Quality for 2024 (2024中國物業服務質量領先企業)”;
- “China’s Exceptional Property Management Companies in terms of ESG Development for 2024 (2024中國物業服務ESG發展優秀企業)”.

OUTLOOK

For the future and with a focus on the theme of “improving quality with devoted services and creating value through lean management”, the Group will leverage digital intelligence innovation to provide high-quality services on a long-term basis, while continuously improving the Group’s development, operational and management standards.

Better property management services

The Group will continue to strengthen the fundamentals of its property management services and provide customers with a full lifecycle property service experience based on their needs.

The Group will:

- enhance its high-end service system with the aim of establishing city benchmarks, while continuously upgrading its property management services; and
- respond to customer requests in a timely manner and address customer concerns attentively to enhance customer satisfaction.

More focused value-added services

By leveraging its strengths and the development opportunities of its five value-added service platforms (i.e. property agency, new retail, home decoration, community commercial service and intelligence), the Group will continue to enhance product competitiveness, promote service channels, focus on nurturing businesses with higher competitiveness (such as Integrated Facility Management service and elevator installation and maintenance), actively incubate innovative business types, and devote greater efforts in value-added service market expansion.

More solid business expansion

The Group will optimise the full lifecycle market expansion mechanism in an all-round manner, establish measurable market assessment and control system, continue to focus on high-quality targets for business expansion, and pursue high quality development.

The Group will further promote lean operation, intensify its efforts in reform and innovation, systematically upgrade its core capabilities, and optimise the integration of resources, with the aim of constantly enhancing its service capability, competitiveness and operational capability, while making full use of technological empowerment to improve the overall economic efficiency, and moving towards the vision of becoming customers’ trusted service company.

FINANCIAL REVIEW

Revenue

For the Period, the Group's revenue amounted to RMB1,960.2 million (Corresponding Period: RMB1,511.8 million), representing a year-on-year increase of 29.7%.

The table below sets forth a breakdown of the Group's revenue by business segment for the periods indicated.

	Six months ended 30 June			
	2024		2023	
	<i>RMB'000</i>	<i>%</i>	<i>RMB'000</i>	<i>%</i>
Non-commercial property management and value-added services	1,601,274	81.7	1,210,790	80.1
Commercial property management and operational services	358,901	18.3	301,056	19.9
Total	<u>1,960,175</u>	<u>100.0</u>	<u>1,511,846</u>	<u>100.0</u>

The table below sets forth the breakdown of the Group’s revenue by type of ultimate paying customer for the periods indicated.

	Six months ended 30 June			
	2024		2023	
	<i>RMB’000</i>	<i>%</i>	<i>RMB’000</i>	<i>%</i>
GZYZ, Yuexiu Property and their respective joint ventures, associates or other related parties ⁽¹⁾	768,304	39.2	701,894	46.4
Independent Third Parties ⁽²⁾	1,191,871	60.8	809,952	53.6
Total	<u>1,960,175</u>	<u>100.0</u>	<u>1,511,846</u>	<u>100.0</u>

Notes:

(1) Comprise Guangzhou Yue Xiu Holdings Limited* (廣州越秀集團股份有限公司) (“**GZYZ**”), Yuexiu Property Company Limited (“**Yuexiu Property**”), both being the controlling shareholders (as defined in the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) of the Company, and their respective joint ventures, associates or other related parties.

(2) Comprise entities and individuals who were not a connected person (as defined in the Listing Rules) of the Company (“**Independent Third Parties**”).

The Group generally provided property management services to Independent Third Party customers (who are property owners, residents, tenants, property owners’ associations and property developers), after the delivery of properties by property developers (which were GZYZ and Yuexiu Property and their respective joint ventures, associates or other related parties or Independent Third Parties). During the Period, the Group’s revenue received from GZYZ, Yuexiu Property and their respective joint ventures, associates or other related parties increased by RMB66.4 million or 9.5% as compared to RMB701.9 million for the Corresponding Period. Such increase was mainly attributable to the further and deeper business cooperation in diversified businesses such as the provision of intelligence services.

The table below sets forth the geographical breakdown of the Group's revenue for the periods indicated.

	Six months ended 30 June			
	2024		2023	
	<i>RMB'000</i>	<i>%</i>	<i>RMB'000</i>	<i>%</i>
Mainland China	1,910,219	97.5	1,471,857	97.4
Hong Kong	49,956	2.5	39,989	2.6
Total	<u>1,960,175</u>	<u>100.0</u>	<u>1,511,846</u>	<u>100.0</u>

(I) Non-commercial property management and value-added services

For the Period, revenue from non-commercial property management and value-added services amounted to RMB1,601.3 million (Corresponding Period: RMB1,210.8 million), representing a year-on-year increase of 32.3%. The increase is mainly attributable to the following factors:

- (i) the number of non-commercial projects under management increased to 335 and the GFA under management increased to 60.1 million sq.m. as of 30 June 2024;
- (ii) revenue from value-added services to non-property owners remained stable, amounting to RMB354.8 million (Corresponding Period: RMB352.4 million); and

(iii) revenue from community value-added services increased from RMB400.5 million for the Corresponding Period to RMB645.5 million for the Period, representing an increase of 61.2%. The increase was mainly attributable to an increase in customer base as a result of the expansion of GFA under management of non-commercial properties and the diversification of community user services offered to customers.

The table below sets forth the breakdown of the Group's revenue from this business segment by type of services for the periods indicated.

	Six months ended 30 June			
	2024		2023	
	<i>RMB'000</i>	<i>%</i>	<i>RMB'000</i>	<i>%</i>
Property management services	600,948	37.5	457,936	37.8
Value-added services to non-property owners	354,817	22.2	352,380	29.1
Community value-added services	645,509	40.3	400,474	33.1
Total	<u>1,601,274</u>	<u>100.0</u>	<u>1,210,790</u>	<u>100.0</u>

(II) Commercial property management and operational services

For the Period, revenue from commercial property management and operational services amounted to RMB358.9 million (Corresponding Period: RMB301.1 million), representing a year-on-year increase of 19.2%. The increase was mainly attributable to the increase in both the number of commercial projects under its management to 83, and the GFA under management to 6.6 million sq.m. as of 30 June 2024.

The table below sets forth the breakdown of the Group's revenue from this business segment by type of services for the periods indicated.

	Six months ended 30 June			
	2024		2023	
	<i>RMB'000</i>	<i>%</i>	<i>RMB'000</i>	<i>%</i>
Commercial operation and management services	308,096	85.8	250,881	83.3
Market positioning consultancy and tenant sourcing services	50,805	14.2	50,175	16.7
Total	<u>358,901</u>	<u>100.0</u>	<u>301,056</u>	<u>100.0</u>

Cost of sales

The Group's cost of sales represents costs and expenses directly attributable to the provision of its services, which mainly comprise staff costs, subcontracting costs, cost of goods sold, maintenance costs and depreciation and amortisation charges.

During the Period, cost of sales of the Group was RMB1,452.8 million (Corresponding Period: RMB1,086.9 million), representing a year-on-year increase of 33.7%. The increase in cost of sales was mainly attributable to the expansion of the GFA under management, the expansion of business scale during the Period and the increase in various types of costs with the diversification of value-added services.

For the Period, staff costs under cost of sales amounted to RMB406.9 million (Corresponding Period: RMB425.5 million), representing a year-on-year decrease of 4.4%.

Gross profit and gross profit margin

The following table sets forth the Group's gross profit and gross profit margin by business segments for the periods indicated.

	Six months ended 30 June			
	2024		2023	
	Gross profit <i>RMB'000</i>	Gross profit margin %	Gross profit <i>RMB'000</i>	Gross profit margin %
Non-commercial property management and value-added services	391,247	24.4	330,077	27.3
– Property management services	92,806	15.4	73,261	16.0
– Value-added services to non-property owners	101,790	28.7	114,488	32.5
– Community value-added services	196,651	30.5	142,328	35.5
Commercial property management and operational services	116,115	32.4	94,885	31.5
– Commercial operation and management services	94,475	30.7	74,074	29.5
– Market positioning consultancy and tenant sourcing services	21,640	42.6	20,811	41.5
Total	<u>507,362</u>	<u>25.9</u>	<u>424,962</u>	<u>28.1</u>

The Group's overall gross profit margin was primarily affected by its business mix, average property management fee rates, geographic concentration of GFA under management and cost control capabilities. The Group's gross profit increased from RMB425.0 million for the Corresponding Period to RMB507.4 million for the Period. The overall gross profit margin of the Group decreased from 28.1% for the Corresponding Period to 25.9% for the Period, which was mainly due to the decrease in the gross profit margin of non-commercial property management and value-added services.

The gross profit margin for non-commercial property management and value-added services decreased from 27.3% for the Corresponding Period to 24.4% for the Period, of which: (i) the gross profit margin for property management services remained relatively stable; (ii) the gross profit margin for value-added services to non-property owners decreased from 32.5% for the Corresponding Period to 28.7% for the Period as a result of the overall impact of the slowdown of the real estate development industry and the general economic climate; (iii) the gross profit margin for community value-added services decreased from 35.5% for the Corresponding Period to 30.5% for the Period as a result of the change in its business structure.

The gross profit margin for commercial property management and operational services increased from 31.5% for the Corresponding Period to 32.4% for the Period, primarily attributable to the lean management of existing projects.

Administrative expenses

The Group's administrative expenses mainly comprise staff costs, consultancy fees, depreciation and amortisation charges, travelling and entertainment expenses, and bank charges. For the Period, administrative expenses amounted to RMB158.9 million (Corresponding Period: RMB127.2 million), representing a year-on-year increase of 24.9%, which was mainly due to the Group's business expansion, relocation of headquarters in the mainland China and new investments in intelligence, safety and health and other related aspects.

Other income and gains, net

The Group's other income and net other gains primarily consists of interest income from bank deposits, government grants and net foreign exchange gains and losses. For the Period, interest income from bank deposits amounted to RMB52.9 million (Corresponding Period: RMB51.6 million), representing a year-on-year increase of 2.4%. Such increase was primarily due to the Group's effective management and utilization of funds.

Income tax expenses

For the Period, income tax expenses of the Group were RMB106.9 million (Corresponding Period: RMB94.4 million), representing a year-on-year increase of 13.2%, which was in line with the growth in profit before income tax.

Profit for the Period

For the Period, net profit of the Group amounted to RMB287.5 million (Corresponding Period: RMB256.4 million), representing a year-on-year increase of 12.1%. Net profit margin for the Period was 14.7% (Corresponding Period: 17.0%), representing a year-on-year decrease of 2.3 percentage points, mainly attributable to the Group's continuous business development and business structure adjustment.

Profit attributable to owners of the Company

During the Period, profit attributable to owners of the Company was RMB277.7 million (Corresponding Period: RMB247.7 million), representing a year-on-year increase of 12.1%. Basic earnings per share amounted to RMB0.18 (Corresponding Period: RMB0.16).

Equity investments designated at fair value through other comprehensive income

As of 30 June 2024, the Group had equity investments designated at fair value through other comprehensive income of RMB33.9 million (31 December 2023: RMB33.6 million), which comprised the Group's investments in:

- (i) 5% equity interests of Guangzhou Construction & Development Property Holdings Mingte Network Development Co., Ltd. (廣州市城建開發集團名特網絡發展有限公司), which is principally engaged in development and installation of intelligence and information management systems and services;
- (ii) 10% equity interests of Guangzhou Yuetou Commercial Factoring Co., Ltd. (廣州越投商業保理有限公司), which is principally engaged in provision of commercial factoring and other related financial services in the mainland China; and
- (iii) 10% equity interests of Guangzhou Yuebang Enterprise Management Co., Ltd. (廣州越邦企業管理有限公司), which is principally engaged in provision of human resources services, labour dispatch services and other related services.

Trade receivables

The Group's trade receivables increased from RMB573.5 million as of 31 December 2023 to RMB761.1 million as of 30 June 2024, representing an increase of 32.7%, mainly attributable to the continuous expansion of the Group's business scale.

Other receivables

The Group's other receivables mainly comprise property management costs recoverable, payments on behalf of residents and tenants and guarantee deposits paid in relation to the provision of property management services. The Group's other receivables increased to RMB499.9 million as of 30 June 2024 from RMB393.2 million as of 31 December 2023, representing an increase of 27.2%, mainly due to the growth of business scale.

Trade payables

The Group's trade payables increased from RMB399.3 million as of 31 December 2023 to RMB628.8 million as of 30 June 2024, representing an increase of 57.5%, mainly due to the adjustment of the Group's payment schedule during the course of the Group's continuous business expansion.

Other payables and accruals

The Group's other payables primarily consist of advances received from property owners and tenants for settlement of costs to be incurred in relation to property management services provided under a commission basis, performance guarantee deposits received from other service providers, renovation and utility security deposits received from property owners and tenants, accrued payroll liabilities and other tax payables. The Group's other payables as of 31 December 2023 and 30 June 2024 were RMB1,362.6 million and RMB1,467.3 million, respectively. The increase was mainly due to the distribution of final dividend for the year ended 31 December 2023 totaling RMB120.9 million. The final dividend for the year ended 31 December 2023 was paid on 5 July 2024.

Liquidity and capital resources

The Group finances its working capital mainly by its cash and cash equivalents, cashflows from its operating activities and a portion of the proceeds from the Global Offering (as defined below). The Group has adopted comprehensive treasury policies and internal control measures to review and monitor its financial resources, and has maintained stable financial conditions and sufficient liquidity throughout.

As of 30 June 2024, the Group's cash and cash equivalents and time deposits amounted to RMB4,866.2 million (31 December 2023: RMB4,704.3 million). The increase was mainly attributable to the increments from operating activities.

As of 30 June 2024, the Group had no bank borrowings (31 December 2023: Nil) or loans from related parties (31 December 2023: Nil) or non-trade amounts due to related parties (31 December 2023: Nil).

The gearing ratio is calculated based on total bank borrowings divided by total equity, multiplied by 100%. Since the Group had no bank borrowings as of 31 December 2023 and 30 June 2024, the gearing ratios as of both aforesaid dates were nil.

Proceeds from the Global Offering

The shares of the Company were listed on the Main Board of the Stock Exchange by way of global offering (the “**Global Offering**”) on 28 June 2021 (the “**Listing Date**”). Pursuant to the Global Offering, 369,660,000 shares were issued on the Listing Date and 43,410,500 additional shares were issued on 26 July 2021 according to the partial exercise of the over-allotment option (the “**Over-allotment Option**”) as described in the Company's prospectus dated 16 June 2021.

After deducting the underwriting fees and commissions, incentive fee and other relevant expenses, the net proceeds from the Global Offering and the exercise of the Over-allotment Option amounted to HKD1,961.3 million (equivalent to RMB1,632.0 million).

At the end of 2023, after careful consideration and detailed evaluation by the Company of the operations and business strategy, the Company had announced the change in intended use of the unutilised proceeds as at the end of 2023. As of 30 June 2024, details of the use of the proceeds subsequent to the change in use are as follows:

Category	Intended use	Percentage	Actual use	Unused	Expected
	of unutilised		of proceeds		
	proceeds up to	of total	during the	up to	timeline
	31 December	of total	six months	30 June	for the
	2023	proceeds	period ended	30 June	intended use
	RMB'000	%	30 June	2024	
			2024	RMB'000	
			RMB'000	RMB'000	
Strategic acquisitions and investments	505,028	35	2,583 <i>(Note 1)</i>	502,445	By end of 2026
Further development of the Group's value-added services	288,587	20	71,366	217,221	By end of 2026
Developing information technology systems and smart communities	216,441	15	33,926	182,515	By end of 2026
Promoting ESG development	144,294	10	11,480	132,814	By end of 2026
Replenishing working capital and for general corporate purposes	288,587	20	56,939	231,648	By end of 2026
Total	1,442,937	100	176,294	1,266,643	

Note:

- (1) The Group has been identifying suitable acquisition opportunities during the Period and had used part of the funds to pursue and conduct feasibility studies and due diligence on potential acquisition targets.

The unutilised proceeds will be utilised in accordance with the above purposes and are currently held as bank deposits denominated in RMB as the conversion to RMB of which has been basically completed.

Pledge of assets

As of 30 June 2024, no assets of the Group were pledged as securities for liabilities.

Major acquisition and disposals

During the Period, the Company did not have any major acquisition or disposal of subsidiaries and associated companies.

Major investments

As of 30 June 2024, the Group did not hold any significant investment.

Contingent liabilities

As of 30 June 2024, the Group did not have any material contingent liabilities.

Capital commitment and capital expenditure

As of 30 June 2024, the Group did not have any capital commitment.

The Group's capital expenditure for the year ending 31 December 2024 is expected to be financed by proceeds from the Global Offering and working capital generated from the operating activities of the Group.

EMPLOYEES AND REMUNERATION POLICY

As of 30 June 2024, the Group had a total of 13,781 full-time employees in the mainland China and Hong Kong. Total staff costs for the Period amounted to RMB513.3 million.

The Group regularly reviews remuneration and benefits of its employees according to market practice and the relevant employee's performance. The Group also (in accordance with applicable laws and regulations) provides various insurance coverage (including pension insurance, medical insurance, unemployment insurance, maternity insurance and occupational injury insurance), housing provident funds (in the mainland China) and mandatory provident funds (in Hong Kong) for its employees.

The Group has also implemented various talent development and acquisition policies, in order to recruit and retain high-quality employees and their expertise and experience. For example, the Yuexiu Property Management Training & Development Academy (越秀物業培訓發展學院) provides employees with comprehensive training courses, including management skill enhancement, qualification test tutoring and professional skill training.

CORPORATE GOVERNANCE PRACTICES

The Board recognises the importance of maintaining a high level of corporate governance to protect and enhance the benefits of the shareholders of the Company, and has applied the principles of the code provisions of the Corporate Governance Code (the "CG Code") contained in Appendix C1 to the Listing Rules. During the Period, the Company has complied with all code provisions as set out in Part 2 of Appendix C1 to the Listing Rules.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS OF LISTED ISSUERS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) in Appendix C3 to the Listing Rules, as the code of conduct for the Directors in their dealings in the Company’s securities. Having made specific enquiries with each Director, all Directors confirmed that they had complied with the required standard as set out in the Model Code throughout the Period.

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

The Directors were authorised by the shareholders of the Company at the Company’s annual general meetings to effect repurchase of the Company’s ordinary shares not exceeding 10% of the total number of the Company’s issued shares as at the dates of the resolutions being passed, details of which was announced on 20 May 2024.

During the Period, the Company repurchased an aggregate of 1,172,000 ordinary shares for a total consideration (excluding expenses) of approximately HKD3.7 million on the Stock Exchange, out of which 580,500 ordinary shares were cancelled during the Period and the remaining 591,500 ordinary shares were subsequently cancelled in July 2024. Details of the ordinary shares repurchased are as follows:

Month of repurchase in 2024	Number of ordinary shares repurchased	Consideration per share		Aggregate consideration paid (excluding expenses) HKD’000
		Highest HKD	Lowest HKD	
June	1,172,000	3.30	3.09	3,744

Save as disclosed above, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company’s listed securities during the Period.

EVENTS AFTER THE REPORTING PERIOD

There were no significant events affecting the Group since 30 June 2024 and up to the date of this announcement.

REVIEW OF INTERIM RESULTS

The audit committee of the Company (the “**Audit Committee**”), comprising Ms. Hui Lai Kwan (Chairlady), Mr. Hung Shing Ming and Mr. Leung Yiu Man, has discussed with the management and the Company’s auditor the accounting principles and policies adopted by the Group.

The interim financial information of the Group for the Period have been reviewed by the Audit Committee and by the Company’s auditor 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.

INTERIM DIVIDEND

The Board has resolved to declare an interim dividend for 2024 of HKD0.100 per share (equivalent to RMB0.091 per share) (2023 interim: HKD0.089 per share (equivalent to RMB0.081 per share)) to shareholders whose names appear on the Register of Members of the Company on Thursday, 5 September 2024. The interim dividend will be distributed to shareholders on or around Friday, 20 September 2024.

Dividends payable to shareholders will be paid in HKD. The exchange rate adopted by the Company for its dividend payable is the average middle exchange rate of HKD against RMB announced by the People’s Bank of China (“**PBOC**”) in the five business days preceding the date of dividend declaration.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from Wednesday, 4 September 2024 to Thursday, 5 September 2024, both days inclusive, during which period no transfer of shares will be registered. In order to qualify for the interim dividend, all properly completed transfer forms accompanied by the relevant share certificates must be lodged for registration with the Company's Share Registrar, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, by no later than 4:30 p.m. on Tuesday, 3 September 2024.

PUBLICATION OF INTERIM RESULTS ON THE WEBSITES OF THE STOCK EXCHANGE AND OF THE COMPANY

This interim results announcement is published on the websites of the Company (www.yuexiuserVICES.com) and the Stock Exchange (www.hkexnews.hk). The Company's interim report for the Period will be dispatched to the Company's shareholders and published on the aforesaid websites in due course.

By order of the Board of
Yuexiu Services Group Limited
Yu Tat Fung
Company Secretary

Hong Kong, 20 August 2024

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

Executive Directors: ZHANG Jianguo, ZHANG Chenghao and ZHANG Jin

Non-executive Directors: ZHU Huisong (Chairman), YAO Xiaosheng and
YANG Zhaoxuan

Independent Non-executive Directors: HUNG Shing Ming, HUI Lai Kwan and LEUNG Yiu Man

* *for identification purpose only*