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港譽城市服務集團

GANGYU URBAN SERVICES GROUP

GANGYU SMART URBAN SERVICES HOLDING LIMITED

港譽智慧城市服務控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 265)

**PROFIT WARNING
FOR THE YEAR ENDED 31 DECEMBER 2025**

This announcement is made by the board (the “**Board**”) of directors (the “**Directors**”) of Gangyu Smart Urban Services Holding Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Board wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2025 (the “**Year**”) and the information currently available to the Board, it is expected that the Group would record a decline in profit before taxation of not less than 55% but not more than 65% (the “**Expected Decline**”) compared to approximately HK\$53.0 million for the year ended 31 December 2024.

The Board believes that the Expected Decline is mainly attributable to (i) an increase in loss arising from fair value changes on investment properties of approximately HK\$14.6 million; (ii) the absence of compensation income of approximately RMB4.7 million (equivalent to approximately HK\$5.1 million) relating to the termination of the acquisition of 47 commercial units located in Shijiazhuang City, Hebei Province, the PRC, and the delay in the delivery of such properties; and (iii) a decrease in bank interest income of approximately HK\$5.3 million.

The Company is still in the course of finalising its annual results for the Year. The information contained in this announcement is only based on the preliminary assessment made by the Board with reference to the unaudited consolidated management accounts of the Group and information currently available to the Board, which is subject to adjustment and change. All such unaudited consolidated management accounts and information currently available have not been reviewed by the audit committee of the Board. Shareholders and potential investors of the Company are advised to read the annual results of the Group which will be disclosed in the annual results announcement to be published by the Company on 27 March 2026.

Shareholders and potential investors are advised to exercise caution when dealing in the securities of the Company.

By order of the Board
Gangyu Smart Urban Services Holding Limited
Mo Yueming
Chairman and Executive Director

Hong Kong, 18 March 2026

As at the date of this announcement, the Board comprises three executive Directors, being Mr. Mo Yueming, Ms. Hao Ying and Mr. Xue Fei; one non-executive Director, being Mr. He Qi; and three independent non-executive Directors, being Mr. Lin Hua Rong, Harry, Ms. Juliett Jing Dong and Mr. Tam Kam Shing, Chris.

For illustrative purpose of this announcement, the conversion of amounts denominated in RMB for the year 2025 into HK\$ is based on the exchange rate of RMB1.00 = HK\$1.09.