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Jinke 金科服务

美 好 你 的 生 活

Jinke Smart Services Group Co., Ltd.

金科智慧服務集團股份有限公司

(a joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 9666)

INSIDE INFORMATION ANNOUNCEMENT POSITIVE PROFIT ALERT

This announcement is made by Jinke Smart Services Group Co., Ltd. (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 of directors (the “**Board**”) of the Company wishes to inform 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 six months ended 30 June 2021 and the information currently available to the Board, as compared to that for the corresponding period in 2020 (profit attributable to owners of the Company for the six months ended 30 June 2020: RMB293 million), the Group is expected to record for the six months ended 30 June 2021 an increase of more than 70% in net profit attributable to owners of the Company. Such increase is mainly attributable to the increase in the gross floor area under the Group's management, as well as the comprehensive growth in revenue derived from community value-added services and value-added services provided to non-property owners, which together brought about an increase in consolidated net profit.

As at the date of this announcement, the Company is still in the process of preparing and finalizing the interim results of the Group for the six months ended 30 June 2021. The information contained in this announcement is only based on the preliminary review by the Board of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2021 and the information currently available to it, which have not yet been audited or reviewed by the Company's auditor or the audit committee of the Company, and which may be subject to adjustments. Shareholders and potential investors of the Company are advised by the Company to read carefully the interim results announcement of the Company for the six months ended 30 June 2021, which is expected to be published by the Company by the end of August 2021.

Shareholders and potential investors of the Company should exercise caution when dealing in the securities of the Company.

By order of the Board
Jinke Smart Services Group Co., Ltd.
Xia Shaofei
Chairman

Chongqing, 11 July 2021

As at the date of this announcement, the Board comprises Mr. Xia Shaofei, Mr. Luo Chuansong and Mr. Xu Guofu as executive directors, Mr. Luo Licheng, Mr. Liang Zhongtai and Mr. Li Nan as non-executive directors, and Mr. Cao Guohua, Ms. Yuan Lin and Mr. Chan Chi Fung Leo as independent non-executive directors.