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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 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 the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on its preliminary review of the unaudited management accounts of the Group and the data currently available to the management, the Group is expected to record a net profit attributable to owners of the Company in the range of approximately RMB0 million to RMB100 million for the six months ended 30 June 2025 (the “**Period**”), as compared to the net loss attributable to owners of the Company of approximately RMB194.4 million for the six months ended 30 June 2024 (the “**Profit Alert**”). The expected turnaround from net loss to net profit is primarily attributable to (i) the significant reduction in the provision for impairment loss of the outstanding receivables based on the restructuring progress of the related developer, Jinke Property Group Co., Ltd. (金科地產集團股份有限公司) recorded for the six months ended 30 June 2025 to approximately RMB10 million to RMB30 million as compared to RMB119.8 million made during the six months ended 30 June 2024; and (ii) the decrease in credit impairment of trade receivables and other receivables from approximately RMB213.0 million made for the six months ended 30 June 2024 to an amount in the range of approximately RMB150 million to RMB170 million after strengthening the Group’s risk controls.

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 Period. The information contained in this announcement is only based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2025 and the information currently available to the management, which have not yet been audited or reviewed by the Company’s auditor or the audit committee of the Company, and 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 2025, which is expected to be published by the Company by the end of August 2025.

IMPLICATIONS UNDER THE TAKEOVERS CODE

Reference is made to (i) the announcement dated 28 April 2025 jointly issued by the Company and Broad Gongga Investment Pte. Ltd. (the “**Offeror**”) in relation to, among other things, the Offer (the “**3.5 Announcement**”); (ii) the announcement dated 19 May 2025 jointly issued by the Company and the Offeror in relation to the delay in despatch of the Composite Document (the “**Delay in Despatch Announcement**”); and (iii) the announcement dated 19 June 2025 jointly issued by the Company and the Offeror in relation to the monthly update of the Offer. Unless otherwise defined, capitalized terms used herein shall have the same meanings as those defined in the 3.5 Announcement.

The Profit Alert included in this announcement constitute a profit forecast under Rule 10 of the Takeovers Code and should therefore be reported on by the Company’s financial advisers and auditors or accountants in accordance with Rule 10.4 of the Takeovers Code. In view of the requirements of timely disclosure of inside information under Rule 13.09(2)(a) of the Listing Rules and pursuant to Part XIVA of the SFO, the Company is required to issue this announcement as soon as practicable and given the time constraints, the Company has encountered genuine practical difficulties (time-wise or otherwise) in meeting the reporting requirements set out in Rule 10.4 of the Takeovers Code.

Under Rule 10.4 and Practice Note 2 of the Takeovers Code, if a profit forecast is made during an offer period and is first published in an announcement, it must be repeated in full, together with the reports from the Company’s financial advisers and auditors on the said profit forecast, in the next document to be sent to the Shareholders by the Company (the “**Shareholders’ Document**”). However, if the interim results of the Group for the six months ended 30 June 2025 which fall within the ambit of Rule 10.9 of the Takeovers Code and to which the Profit Alert relates, are published prior to the despatch of the next Shareholders’ Document, the requirements to report on the Profit Alert under Rule 10 of the Takeovers Code will no longer apply.

In this respect, if the interim results of the Group for the six months ended 30 June 2025 are not published before the Composite Document, the requisite reports in connection with the Profit Alert by the Company’s financial adviser and auditors in accordance with Rule 10.4 of the Takeovers Code are proposed to be contained in the Composite Document, which is expected to be the next Shareholders’ Document in relation to the Offers.

WARNING: The Profit Alert does not meet the standard required by Rule 10 of the Takeovers Code and has not been reported on in accordance with the Takeovers Code. Shareholders and potential investors should exercise caution in placing reliance on the Profit Alert in assessing the merits and demerits of the Offers. Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company. Persons who are in doubt about their positions should consult their professional advisers.

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

Hong Kong, 11 August 2025

As at the date of this announcement, the Board comprises Mr. Xia Shaofei as executive Director, Mr. Wu Xiaoli, Ms. Lin Ke, Mr. Shi Cheng and Mr. Qi Shihao as non-executive Directors, and Ms. Xiao Huilin, Ms. Yuan Lin and Mr. Tung Woon Cheung Eric as independent non-executive Directors.

The Directors jointly and severally accept full responsibility for the accuracy of the information contained in this announcement and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this announcement have been arrived at after due and careful consideration and there are no other facts not contained in this announcement, the omission of which would make any statements in this announcement misleading.