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Kong Shum Smart Management Group (Holdings) Limited
港深智能管理集團(控股)有限公司

(incorporated in the Cayman Islands with limited liability)
(Stock Code: 8181)

PROFIT ALERT– REDUCTION IN LOSS

This announcement is made pursuant to Rule 17.10 of the Rules Governing the Listing of Securities on GEM of The Stock Exchange of Hong Kong Limited (the "**GEM Listing Rules**") and the Inside Information Provisions (as defined under the GEM Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the "**Board**") of directors (the "**Directors**") of Kong Shum Smart Management Group (Holdings) Limited (the "**Company**", together with its subsidiaries the "**Group**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the preliminary assessment of the Group's unaudited consolidated financial statements for the six months ended 30 September 2026 (the "**Period**") and information currently available to the Board, the Group is expected to record a loss attributable to the owners of the Company for the Period of approximately HK$11 million comparing to that for the six months ended 30 September 2025 of approximately HK$29.3 million. Based on the information currently available to the Board, the Board considers that the change was mainly attributable to, among others, the net effect of the following factors:

1) decrease in administrative expenses of approximately HK$24.4 million, mainly attributable to the absence of: 1) one-off staff costs of HK$16 million incurred in the corresponding period in 2025 in relation to the establishment and commencement of operations of the Group's Intelligent Monitoring System Centre in June 2025 and 2) staff bonus of HK$6.9 million for the corresponding period in 2025; and

2) decrease in gross profit of approximately HK$3.4 million, primarily attributable to a decrease in revenue of approximately HK$5.4 million due to a reduction in the number of property management contracts, a decrease in gross profit from a Group's PRC subsidiary, as well as increased depreciation from the Intelligent Monitoring System Centre during the Period.

As the Company is still in the process of finalising the unaudited consolidated financial statements for the Period, information contained in this announcement is based only on the preliminary assessment made by the management of the Company with reference to the information currently available. Such information has not been audited or reviewed by either the Company's independent auditor or the audit committee of the Company and is therefore subject to adjustments. Shareholders and potential investors are advised to read the interim results announcement of the Company for the Period, which will be published on 25 November 2026.

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

By order of the Board
Kong Shum Smart Management Group (Holdings) Limited
Dr. HO Ying Choi
Chairman

Hong Kong, 17 November 2026

As at the date of this announcement, the executive Directors are Dr. HO Ying Choi (Chairman) and Ms. HO Siu Chun, and the independent non-executive Directors are Mr. LAM Pun Yuen Frank, Mr. CHAN Fei Fei and Mr. MAK Siu Hong.

This announcement, for which the Directors collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM of The Stock Exchange of Hong Kong Limited for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this announcement is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this announcement misleading.

This announcement will remain on the "Latest Listed Company Information" page on the website of The Stock Exchange of Hong Kong Limited at www.hkexnews.hk for at least 7 days from the date of its posting and will also be published on the Company's website at www.kongshum.com.hk.