世茂服務
SHIMAO SERVICE

SHIMAO SERVICES HOLDINGS LIMITED
世茂服務控股有限公司
(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 873)

POSITIVE PROFIT ALERT

This announcement is made by Shimao Services Holdings 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The board of directors (the "**Board**") of the Company wishes to inform shareholders of the Company and potential investors that, based on the 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 Company, the Group's unaudited profit attributable to shareholders for the six months ended 30 June 2021 is expected to record an increase of not less than 120%, as compared to that for the corresponding period in 2020. The increase was mainly attributable to (i) the increase in the contracted gross floor area (the "**GFA**") and the GFA of the properties under the Group's management; and (ii) the comprehensive growth in revenue from community value-added services and value-added services to non-property owners.

As the Company is still in the process of preparing and finalising the interim results of the Group for the six months ended 30 June 2021, the information contained in this announcement is based on the assessment by the Company's management with reference to the unaudited consolidated management accounts of the Group for the six months ended 30 June 2021 and the information currently available to the Company, which have not been audited or reviewed by the independent auditors or the audit committee of the Company and may therefore be subject to change. Shareholders of the Company and potential investors are advised to read the interim results announcement of the Company for the six months ended 30 June 2021 carefully which is expected to be published in late August 2021.

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

On behalf of the Board
Shimao Services Holdings Limited
Hui Sai Tan, Jason
Chairman

Hong Kong, 27 July 2021

As at the date of this announcement, the Board comprises four Executive Directors, namely Mr. Hui Sai Tan, Jason (Chairman), Mr. Ye Mingjie (President), Mr. Cao Shiyang and Mr. Cai Wenwei; two Non-executive Directors, namely, Ms. Tang Fei and Mr. Sun Yan; and three Independent Non-executive Directors, namely, Ms. Kan Lai Kuen, Alice, Mr. Gu Yunchang and Ms. Zhou Xinyi.