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E-Star Commercial Management Company Limited

星盛商業管理股份有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6668)

POSITIVE PROFIT ALERT

This announcement is made by E-Star Commercial Management Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Rule 13.09(2)(a) 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 (Chapter 571, Laws of Hong Kong).

The board of directors (the “**Directors**”) of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on a preliminary review of the unaudited consolidated management accounts (the “**Unaudited Consolidated Management Accounts**”) of the Group for the year ended 31 December 2021 (the “**Year**”) and the latest information currently available, the Group expects to record an increase in profit attributable to the owners of the Company for the Year, representing an increase of not less than 40% as compared with the corresponding period in 2020 (amounting to RMB126.8 million).

The Board believes that the aforementioned increase is mainly attributable to: (1) the outstanding operation of the projects of the Group which had commenced in recent years, particularly those projects represented by the Shenzhen Futian Galaxy COCO PARK (Southern District) which have registered significant business growth; and (2) an expected growth in revenue from positioning, construction consultancy and tenant sourcing services resulting from the significant increase in the number of preparation projects, preliminary advisory and consulting projects of the Group.

As the Company is still in the process of preparing and finalising the annual results of the Group for the Year, the information contained in this announcement is only based on a preliminary assessment made by the Board with reference to the latest information currently available and the Unaudited Consolidated Management Accounts, which has not been audited by the Company’s auditors or reviewed by the audit committee of the Board, and therefore may be subject to adjustments as appropriate. Particulars of the Group’s business performance will be disclosed in its annual results announcement for the Year, which is expected to be published in March 2022.

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

On behalf of
Board of Directors of
E-Star Commercial Management Company Limited
Huang De-lin Benny
Chairman and executive Director

Hong Kong, 22 February 2022

As at the date of this announcement, the board of Directors comprises Mr. Huang De-Lin Benny, Mr. Tao Muming, Mr. Niu Lin and Ms. Wen Yi as executive Directors; Mr. Guo Limin and Mr. Huang De’An Tony as non-executive Directors; and Mr. Zhang Liqing, Mr. Guo Zengli and Mr. Tse Yat Hong as independent non-executive Directors.