碧桂园服务
COUNTRY GARDEN SERVICES

COUNTRY GARDEN SERVICES HOLDINGS COMPANY LIMITED

碧 桂 園 服 務 控 股 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 6098)

INSIDE INFORMATION
POSITIVE PROFIT ALERT

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the SFO.

The Board wishes to inform shareholders and potential investors of the Company that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the twelve months ended 31 December 2021 and the information currently available to the Company, the unaudited consolidated revenue, profit before tax, net profit for the period and core net profit attributable to the shareholders of the Company for the twelve months ended 31 December 2021 are expected to record an increase by more than 50% as compared to that for the corresponding period in 2020.

This announcement is made by Country Garden Services Holdings Company 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 (Chapter 571 of the Laws of Hong Kong) (the "**SFO**").

The board of directors of the Company (the "**Board**") wishes to inform shareholders and potential investors of the Company that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the twelve months ended 31 December 2021 and the information currently available to the Company, for the twelve months ended 31 December 2021, (i) the unaudited consolidated revenue of the Company (the corresponding period in 2020: approximately RMB15,600.4 million), (ii) the unaudited consolidated profit before tax of the Company (the corresponding period in 2020: approximately RMB3,714.7 million), (iii) the unaudited consolidated net profit for the period of the Company (the corresponding period in 2020: approximately RMB2,781.7 million), and (iv) the unaudited core net profit attributable to the shareholders of the Company* (the corresponding period in 2020: approximately RMB2,902.7 million) are expected to record an increase by more than 50% as compared to that for the corresponding period in 2020. Such increase was mainly attributable to the increase of revenue-bearing gross floor area of the Group's property management services, and the comprehensive growth in the revenue from the community value-added services, city services and commercial operational services businesses.

As the Company is still in the process of preparing and finalising the annual results of the Group for the twelve months ended 31 December 2021, the information contained in this announcement is only based on the preliminary review by the Company's management team of the unaudited consolidated management accounts of the Group for the twelve months ended 31 December 2021 and the information currently available to the Company, which have not been confirmed or reviewed by the auditors or the audit committee of the Company and may therefore be subject to change.

Shareholders and potential investors of the Company should read the Company's annual results announcement for the twelve months ended 31 December 2021 carefully, which is expected to be published in late March 2022.

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

* *Core net profit attributable to the shareholders of the Company excluding interest expense accrued on convertible bonds, share based payment expense, fair value gains or losses and amortisation cost of intangible assets — property management contracts and customer relationship and brands arising from mergers and acquisitions*

By Order of the Board
Country Garden Services Holdings Company Limited
LI Changjiang
President and Executive Director

Foshan, China, 10 March 2022

As of the date of this announcement, the executive directors of the Company are Mr. LI Changjiang (President) , Mr. XIAO Hua and Mr. GUO Zhanjun. The non-executive directors of the Company are Ms. YANG Huiyan (Chairman), Mr. YANG Zhicheng and Ms. WU Bijun. The independent non-executive directors of the Company are Mr. MEI Wenjue, Mr. RUI Meng and Mr. CHEN Weiru.