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Beijing Capital Jiaye Property Services Co., Limited

北京京城佳業物業股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 2210)

INSIDE INFORMATION

ANNOUNCEMENT ON UNAUDITED FINANCIAL INFORMATION OF THE CONTROLLING SHAREHOLDER FOR THE SIX MONTHS ENDED JUNE 30, 2022

This announcement is made by Beijing Capital Jiaye Property Services Co., Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) and the Inside Information Provisions (as defined under the Listing Rules) under Part XIV A of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

On August 6, 2022, Beijing Urban Construction Investment & Development Co., Ltd., one of the controlling shareholders of the Company which is listed on the Shanghai Stock Exchange (stock code: 600266) (the “**Controlling Shareholder**”), published its 2022 interim report on the Shanghai Stock Exchange (the “**Interim Report**”). According to the relevant requirements of the listing rules of the Shanghai Stock Exchange, the Controlling Shareholder shall disclose the main financial information of material associates in the Interim Report. The Company is a material associate of the Controlling Shareholder. Therefore, part of financial information of the Group is disclosed in the Interim Report, which is derived from the Group’s unaudited and unreviewed financial statements for the six months ended June 30, 2022 prepared in accordance with the China Accounting Standards for Business Enterprises.

To ensure that all shareholders and potential investors of the Company have equal and timely access to the information pertaining to the Group, set forth below is the financial information in relation to the Group published by the Controlling Shareholder in the Interim Report, some of which may constitute inside information of the Company.

Unit: Yuan/Currency: RMB

	Closing balance/ Amount for current period
Current assets	1,633,436,769.14
Non-current assets	303,811,726.48
Total assets	1,937,248,495.62
Current liabilities	1,093,402,759.73
Non-current liabilities	102,580,566.99
Total liabilities	1,195,983,326.72
Non-controlling interests	31,221,244.81
Total equity attributable to equity shareholders of the Company	710,043,924.09
Revenue	665,693,956.69
Net profit	53,097,219.71
Other comprehensive income	-7,432.78
Total comprehensive income	53,089,786.93

For details, please refer to the 2022 Interim Report of Beijing Urban Construction Investment & Development Co., Ltd. published by the Controlling Shareholder on the website of the Shanghai Stock Exchange (www.sse.com.cn) on August 6, 2022.

Shareholders and potential investors of the Company should note that the financial results contained in the Interim Report are prepared in accordance with the China Accounting Standards for Business Enterprises, which are different from International Financial Reporting Standards (“IFRSs”). The financial information of the Group has been prepared and presented in accordance with IFRSs. Therefore, the financial information in the Interim Report, which is unaudited and not required by, or presented in accordance with IFRSs, is not directly comparable to the financial results disclosed by the Company as a company listed on the Stock Exchange. There is also no indication or assurance from the Company that the financial results of the Group for the six months ended June 30, 2022 will be the same as that presented in the Interim Report.

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
Beijing Capital Jiaye Property Services Co., Limited
Zhang Weize
Chairman

Beijing, the PRC
August 5, 2022

As at the date of this announcement, the Board consists of Mr. Zhang Weize, Mr. Yang Jun, Mr. Luo Zhou and Mr. Yao Xin as executive Directors, Mr. Xie Ping and Mr. Mao Lei as non-executive Directors, and Mr. Cheng Peng, Mr. Kong Weiping and Mr. Kong Chi Mo as independent non-executive Directors.