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北京京客隆商業集團股份有限公司

BEIJING JINGKELONG COMPANY LIMITED*

(a joint stock limited company incorporated in the People's Republic of China)

(Stock Code: 814)

PROFIT WARNING

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions under Part XIVA of the SFO.

The Board wishes to inform the Shareholders and potential investors that, based on the preliminary review of the consolidated management accounts of the Group for the nine months ended 30 September 2022, the net loss attributable to the shareholders of the parent company for the nine months ended 30 September 2022 is expected to amount to between approximately RMB58,000,000 to RMB63,000,000 as compared to the unaudited net loss attributable to the shareholders of the parent company of RMB4,033,000 for the nine months ended 30 September 2021.

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

This announcement is made by Beijing Jingkelong Company Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) pursuant to 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 of the Laws of Hong Kong) (the “**SFO**”).

The board of 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 consolidated management accounts of the Group for the nine months ended 30 September 2022, the net loss attributable to the shareholders of the parent company for the nine months ended 30 September 2022 is expected to amount to between approximately RMB58,000,000 to RMB63,000,000, as compared to the unaudited net loss attributable to the shareholders of the parent company of RMB4,033,000 for the nine months ended 30 September 2021. The Board considers that such increase in the net loss attributable to the shareholders of the parent company is mainly due to: (i) a one-off amortization of improvement expenses in the amount of approximately RMB23,044,000 in connection with the Group’s decision to cease rental of a premises from January 2022 which was mainly used for the operation of a supermarket; (ii) the loss on changes in fair value of the financial assets which have been held by the Company’s non-wholly subsidiary since April 2018, in the amount of approximately RMB35,366,000 for the nine months ended 30 September 2022 when compared to the loss on changes in fair value of such financial assets in the amount of approximately RMB27,016,000 for the nine months ended 30 September 2021, due to the mark-to-market effect. For details of the said financial assets, please refer to note 8 to the Group’s consolidated financial statements for the financial year ended 31 December 2021 contained in the Company’s annual report for financial year ended 31 December 2021 published on 21 April 2022; and (iii) the rental waived by the Group in an aggregate amount of approximately RMB31,214,000 for the nine months ended 30 September 2022 pursuant to the rental waiver plan adopted by the Group on 27 May 2022 which was determined in accordance with the government policies relating to the mandatory rental waiver for the micro- or small-sized enterprises and individual business operators in the service industries. For details of the said rental waiver plan, please refer to the announcement of the Company dated 27 May 2022.

The information contained in this announcement has been prepared solely based on the information available to the Group and the preliminary assessment of the Group’s consolidated management accounts for the nine months ended 30 September 2022 by the Company’s management and has not been audited or reviewed by the Company’s auditors. The Board wishes to emphasise that the unaudited consolidated results of the Group for the nine months ended 30 September 2022 may be subject to further

adjustment(s) and may be different from the information contained in this announcement. Shareholders and potential investors of the Company are advised to read the Company's announcement in relation to the results of the Group for the nine months ended 30 September 2022, which is expected to be published on 27 October 2022.

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 Jingkelong Company Limited*
Pan Xuemin
Company Secretary

Beijing, the PRC
24 October 2022

As at the date of this announcement, the executive directors of the Company are Mr. Zhang Liwei, Ms. Li Chunyan and Mr. Li Shenlin; the non-executive directors are Mr. Li Jianwen, Ms. Zhang Yan and Mr. Li Shunxiang; and the independent non-executive directors are Mr. Wang Liping, Mr. Chen Liping and Mr. Choi Onward.

** For identification purposes only*