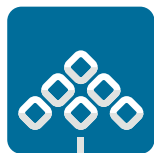


Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



碧桂園服務
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
PROFIT WARNING**

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 six months ended 30 June 2023 and the information currently available to the Company, it is expected that for the six months ended 30 June 2023, the Group will record unaudited consolidated revenue of approximately RMB20,650 million to RMB20,850 million, unaudited profit before tax of approximately RMB3,214 million to RMB3,571 million, unaudited net profit for the period of approximately RMB2,476 million to RMB2,752 million, unaudited net profit attributable to the shareholders of the Company of approximately RMB2,318 million to RMB2,576 million and unaudited core net profit attributable to the shareholders of the Company* of approximately RMB2,602 million to RMB2,891 million. Meanwhile, it is expected that for the six months ended 30 June 2023, the Group will record unaudited net cash generated from operating activities of no less than RMB2,000 million, and it is expected that as at 30 June 2023, the Group will record unaudited total bank deposits and cash of no less than RMB12,600 million.

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 six months ended 30 June 2023 and the information currently available to the Company, it is expected that for the six months ended 30 June 2023, the Group will record unaudited consolidated revenue of approximately RMB20,650 million to RMB20,850 million (for the corresponding period in 2022: approximately RMB20,055 million), representing an increase as compared to that for the corresponding period in 2022. Such increase was mainly attributable to the increase in revenue-bearing GFA and the growth in the three supplies and property management business.

Meanwhile, it is expected that for the six months ended 30 June 2023, the Group will record unaudited net cash generated from operating activities of no less than RMB2,000 million, and it is expected that as at 30 June 2023, the Group will record unaudited total bank deposits and cash of no less than RMB12,600 million.

On the other hand, it is expected that for the six months ended 30 June 2023, (i) the unaudited consolidated profit before tax of the Group shall be approximately RMB3,214 million to RMB3,571 million (for the corresponding period in 2022: approximately RMB3,571 million); (ii) the unaudited consolidated net profit for the period of the Group shall be approximately RMB2,476 million to RMB2,752 million (for the corresponding period in 2022: approximately RMB2,752 million); (iii) the unaudited net profit attributable to the shareholders of the Group shall be approximately RMB2,318 million to RMB2,576 million (for the corresponding period in 2022: approximately RMB2,576 million); and (iv) the unaudited core net profit attributable to the shareholders of the Company* shall be approximately RMB2,602 million to RMB2,891 million (for the corresponding period in 2022: approximately RMB2,891 million). Such decreases were mainly attributable to the decline in revenue and gross profit margin of value-added services to non-property owners and the community value-added services of the Group.

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 2023, the information contained in this announcement is only based on the preliminary assessment by the Company’s management team with reference to the unaudited consolidated management accounts of the Group for the six months ended 30 June 2023 and the information currently available to the Company, which have not been confirmed, reviewed or audited by the auditors of the Company nor reviewed by the audit committee of the Company and may, therefore, be subject to change.

Shareholders and potential investors should read the Company’s interim results announcement for the six months ended 30 June 2023 carefully, which is expected to be published in late August 2023.

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, unrealised gains or losses from financial assets at fair value through profit or loss and amortisation cost of intangible assets – contracts and customer relationship, insurance brokerage license and brands arising from mergers and acquisitions, impairment of goodwill and other intangible assets, impairment of loans to third parties pledged by equities, losses from disposal of subsidiaries and expected credit losses on external guarantee.*

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

Foshan, China, 1 August 2023

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