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**Huafa Property Services Group Company Limited**  
**華發物業服務集團有限公司**

*(Incorporated in Bermuda with limited liability)*  
**(Stock code: 982)**

**POSITIVE PROFIT ALERT**

This announcement is made by the board (the “**Board**”) of directors of Huafa Property Services Group Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The Board would like to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review on the unaudited management accounts of the Group for the year ended 31 December 2023, the profit attributable to owners of the Company for the year ended 31 December 2023 is expected to record an increase of not less than 20% as compared with that for the year ended 31 December 2022. The increase was mainly attributable to the increase in property management services income resulting from an increase in aggregate revenue-bearing gross floor area.

As the Company is still in the process of finalizing the annual results of the Group for the year ended 31 December 2023, the information contained in this announcement is only based on the preliminary assessment by the Company’s management on the basis of the unaudited management accounts of the Group and other information available for the time being, and such information has not been audited by the auditors of the Company or reviewed by the audit committee of the Company. The audited annual results of the Group for the year ended 31 December 2023 is expected to be published on 28 February 2024.

**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  
**Huafa Property Services Group Company Limited**  
**Zhou Wenbin**  
*Executive Director, Chairman and Chief Executive Officer*

Hong Kong, 21 February 2024

*As at the date of this announcement, the Board comprises Mr. Zhou Wenbin (Chairman and Chief Executive Officer), Mr. Li Guangning, Mr. Xie Wei, Mr. Dai Geying, Ms. Luo Bin and Mr. Gu Yuanping (all being Executive Directors); Dr. Chen Jieping, Mr. Pu Yonghao and Mr. Guo Shihai (all being Independent Non-executive Directors).*