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.

A-LIVING SMART CITY SERVICES CO., LTD. *
雅生活智慧城市服務股份有限公司

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

(Stock Code: 3319)

INSIDE INFORMATION

PROFIT WARNING

This announcement is made by 雅生活智慧城市服務股份有限公司 (A-Living Smart City Services Co., Ltd.*) (the "**Company**", 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 board of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2024 and information currently available to the Board, the unaudited consolidated net loss attributable to the Shareholders for the six months ended 30 June 2024 is expected to be in the range of approximately RMB1,540 million to RMB1,700 million. The unaudited consolidated net profit attributable to the Shareholders for the six months ended 30 June 2023 was RMB840 million. The expected increase in loss is primarily due to the following reasons:

(I) The sluggish property development and sales in China led to a significant decrease in the revenues and profits from the extended value-added services businesses. Due to the economic environment and the improvement of service quality, the profitability of other business segments has been under pressure.

(II) The continued downward trend in China's real estate industry and sales in most regions remaining sluggish have caused the related party customers of the Group to face increased debt repayment pressure and significant changes in their creditworthiness. An impairment provision from approximately RMB2,700 million to RMB2,900 million has been made for the trade receivables from the related party customers of the Group based on the principle of prudence. Meanwhile, the Company will continue to engage in discussions with the related party customers regarding the payment arrangements.

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 2024, information contained in this announcement is only based on a 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 2024 and information currently available to the Company, which has not been audited or reviewed by the Company's auditor or the audit committee of the Company and may therefore be subject to changes.

Shareholders and potential investors should read the Company's interim results announcement for the six months ended 30 June 2024 carefully, which is expected to be published in August 2024.

Shareholders and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
A-Living Smart City Services Co., Ltd.*
LI Dalong
Executive Director, President (General Manager) and Chief Executive Officer

Hong Kong, 15 August 2024

As at the date of this announcement, the Board comprises eight members, being Mr. Chan Cheuk Hung^ (Co-chairman), Mr. Huang Fengchao^ (Co-chairman), Mr. Li Dalong^ (President (General Manager) and Chief Executive Officer), Mr. Chen Siyang^ (Vice President), Ms. Yue Yuan^^, Mr. Wang Gonghu^^^, Mr. Weng Guoqiang^^^ and Mr. Li Jiahe^^^.

^ *Executive Directors*
^^ *Non-executive Director*
^^^ *Independent Non-executive Directors*

* *for identification purposes only*