恒大物業
EVERGRANDE PROPERTY SERVICES

Evergrande Property Services Group Limited
恒大物業集團有限公司

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 6666)

INSIDE INFORMATION
PROFIT WARNING

This announcement is made by Evergrande Property Services Group Limited (the "**Company**" together with its subsidiaries, collectively 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the "**Board**") of directors (the "**Directors**") of the Company wish to inform the shareholders and potential investors of the Company that based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2024 and the information currently available to the Company, it is expected that the unaudited consolidated revenue of the Group for the year ended 31 December 2024 will be between approximately RMB12,650 million and RMB12,850 million, representing an increase of approximately 1.3% to 2.9% as compared with 2023 (approximately RMB12,486.5 million), such an increase is mainly attributable to (i) the Company's adherence to the multi-brand development strategy, strong efforts in market expansion, steady increase in the scale under management, and sustained growth in the revenue from property management services; (ii) deepening of the community living services and rapid growth in business revenue; and (iii) stable growth in asset management services revenue.

It is expected that the unaudited net profit of the Group for the year ended 31 December 2024 will be between approximately RMB980 million and RMB1,120 million, representing a decrease of approximately 37.3% to 28.4% as compared with 2023 (approximately RMB1,563.8 million). Such a decrease is mainly attributable to (i) the legal proceedings expenses incurred by the Group in relation to the RMB13.4 billion deposit pledge which was enforced by the relevant banks, and the late payment due to the underpayment of corporate income tax as a result of the early recognition of the bad debt losses and partial pre-tax deduction; (ii) based on prudence principle, for certain third-party customers with significantly increased credit risk, the Group has temporarily not recognized revenue for the portion of the consideration from those customers for which the Group has fulfilled its performance obligations but has not yet collected the consideration, taking into account their willingness to pay the consideration when the consideration is overdue, but the related costs have been recognized; (iii) on account of the market environment, the community operation services business was not as expected due to the decline in the willingness of merchants to place advertisements and the demand for leasing of venues; and (iv) focusing on service quality improvement and increasing capital investment in projects under management in terms of facility and equipment renewal and community environment improvement.

The aforesaid decrease in profit was mainly due to non-operating expenses, such as late tax payments and the adoption of a more prudent revenue recognition approach, rather than as a result of business operations. Meanwhile, the Group expects its unaudited monetary funds as at 31 December 2024 to increase by approximately RMB900 million from that of the end of 2023 (approximately RMB2,427.2 million), and its unaudited net assets will be approximately RMB970 million to RMB1,210 million, representing an increase of approximately RMB950.8 million to RMB1,190.8 million as compared with the end of 2023 (approximately RMB19.2 million), and the financial position of the Company has continued to improve.

As the Company is still in the process of preparing and finalizing the annual results of the Group for the year ended 31 December 2024, the information contained in this announcement is only a preliminary assessment based on the information currently available to the management of the Company, which has not been audited or reviewed by the auditor or the audit committee of the Company and may be subject to adjustments as a result of further review. Shareholders and potential investors of the Company are advised to read the Group's annual results announcement for the year ended 31 December 2024 carefully, which is expected to be published in late March 2025 in accordance with the Listing Rules.

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

By order of the Board
Evergrande Property Services Group Limited
Duan Shengli
Executive Director

Hong Kong, 7 March 2025

As at the date of this announcement, the Board comprises Mr. Duan Shengli, Mr. Han Chao and Mr. Hu Xu as executive Directors; Mr. Sang Quan and Mr. Lin Wuchang as non-executive Directors; and Mr. Peng Liaoyuan, Ms. Wen Yanhong and Mr. Dong Xinyi as independent non-executive Directors.