星悅康旅
STARJOY

星悅康旅股份有限公司

Starjoy Wellness and Travel Company Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3662)

PROFIT WARNING

This announcement is made by Starjoy Wellness and Travel Company Limited (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 and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the "**Directors**") of the Company (the "**Board**") wishes to inform the shareholders (the "**Shareholders**") and potential investors of the Company that, based on the preliminary review and analysis of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2025 (the "**First Half of 2025 Unaudited Management Accounts**") and other information currently available to the Company, it is expected that the Group will record a profit attributable to owners of the Company of not less than RMB23.0 million for the six months ended 30 June 2025 as compared to approximately RMB81.6 million in the corresponding period in 2024.

The Board considers that the decline was primarily due to the following factors:

(i) in response to the continued downturn in the real estate market and the economy since last year, after several rounds of decision-making, the Company decided to adjust its business strategy and proactively withdrew from projects with poor profitability and high risks. In line with prudent financial principles, sufficient provisions were made for accounts receivables related to these projects, resulting in a decrease in operating scale and profit;

(ii) several subsidiaries acquired in previous years have experienced a contraction in operating scale due to the aforementioned business strategy adjustments, necessitating the recognition of impairment losses on goodwill; and

(iii) in order to enhance owners' satisfaction and address intensifying market competition, the Group has increased resource allocation to managed projects, continuously optimising property service quality.

The Company anticipates that the performance of the Group, including reduction in profit due to the adjustment of business strategies, will tend to stabilise in the next one to two years.

The information contained in this announcement is only based on the Company's preliminary assessment with reference to the information currently available to the Company and the First Half of 2025 Unaudited Management Accounts, which have not been reviewed or audited by the Company's auditor and may be subject to adjustments. The Board and the management of the Company have been working closely with its auditor to finalise the Group's interim results announcement for the six months ended 30 June 2025, which is expected to be published on 28 August 2025.

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

By the order of the Board
Starjoy Wellness and Travel Company Limited
Wang Jiren
Chairman

Hong Kong, 22 August 2025

As at the date of this announcement, the executive Directors are Mr. Wang Jiren and Ms. Liang Jinrong; the non-executive Directors are Mr. Ruan Yongxi, Mr. Kam Min Ho Andrew and Ms. Jiang Nan; and the independent non-executive Directors are Mr. Hung Ka Hai Clement, Dr. Li Zijun and Mr. Wang Shao.