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Hangzhou SF Intra-city Industrial Co., Ltd.

杭州順豐同城實業股份有限公司

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

(Stock Code: 9699)

INSIDE INFORMATION POSITIVE PROFIT ALERT

This announcement is made by Hangzhou SF Intra-city Industrial 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 “**SFO**”).

The board (the “**Board**”) of directors of the Company (the “**Directors**”) wishes to inform the shareholders and potential investors of the Company that, based on the preliminary review of the latest unaudited consolidated management accounts of the Group for the year ended 31 December 2025 (the “**Year**”) and other information currently available, (i) the profit attributable to owners of the Company for the Year is expected to be not less than RMB238 million representing an increase of not less than 80% as compared with the year ended 31 December 2024 (the “**Year 2024**”); (ii) the adjusted net profit¹ for the Year is expected to be not less than RMB376 million representing an increase of not less than 158% as compared with the Year 2024; and (iii) the Group’s revenue for the Year is expected to be not less than RMB22,000 million representing an increase of not less than 40% as compared with the Year 2024. Such expected positive performance is primarily due to the following:

- the Group has seized the opportunities in the on-demand retail market, with a rapid increase in customer demand for on-demand delivery services;
- the Group’s balanced and high-quality development across all business lines, resulting in healthy growth in both order volume and revenue, alongside significant scale expansion;
- independent and open third-party market positioning and multi-time, full-category high-quality services securing long-term customer trust and driving solid business growth; and

¹ *Adjusted net profit represents profit attributable to the owners of the Company, adjusted by adding back share-based compensation expenses. The Board believes that this Non-International Financial Reporting Accounting Standards financial measure (the “**Non-IFRS Accounting Standards Measure**”), when shown in conjunction with the corresponding International Financial Reporting Accounting Standards financial measures, provides useful information to investors and management. However, the use of such Non-IFRS Accounting Standards Measure has limitation as an analytical tool, and the presentation of such Non-IFRS Accounting Standards Measure is not intended to be considered in isolation or as a substitute for the financial information prepared and presented in accordance with the International Financial Reporting Standards.*

- lean management of rider operational efficiency and intelligent technological innovations driving improvements in network quality and efficiency, further boosting economies of scale, continuously demonstrating operational leverage, improving resource input-output efficiency and catalysing profit growth.

As the Group is still in the process of finalising the consolidated results for the Year, the information contained in this announcement is only based on the Board's preliminary assessment of the information currently available. Therefore, the actual results of the Group for the Year may differ from the information contained in this announcement. Further details of the Group's financial results and performance will be disclosed in the Company's annual results announcement for the Year, which is expected to be published by the end of March 2026.

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
Hangzhou SF Intra-city Industrial Co., Ltd.
SUN Haijin
Chairman of the Board and Chief Executive Officer

PRC, 1 February 2026

As at the date of this announcement, the Board comprises Mr. Sun Haijin, Mr. Chan Hey Man and Mr. Chen Lin, as executive Directors; Mr. Geng Yankun, Ms. Li Juhua, Mr. Li Qiuyu and Mr. Lei Yanqun, as non-executive Directors; and Mr. Chan Kok Chung, Johnny, Mr. Wong Hak Kun, Mr. Zhou Xiang and Ms. Huang Jing, as independent non-executive Directors.