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Excellence

EXCELLENCE COMMERCIAL PROPERTY & FACILITIES MANAGEMENT GROUP LIMITED
卓越商企服務集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6989)

INSIDE INFORMATION
PROFIT WARNING

This announcement is made by Excellence Commercial Property & Facilities Management Group 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 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 wishes to inform the shareholders and potential investors of the Company that, based on the preliminary assessment of the Group's unaudited consolidated management accounts for the year ended 31 December 2025 ("**FY2025**") and the information currently available to the Board, the profit attributable to equity shareholders of the Group for FY2025 is expected to decrease by approximately 60% to 70% as compared to that for the year ended 31 December 2024 ("**FY2024**").

The decrease in profit attributable to equity shareholders of the Group is mainly attributable to: (i) an increase in impairment losses on trade receivables from related parties resulting from the Group's proactive efforts to clear long-aged trade receivables from related parties; (ii) according to the final judgment of the court in the case involving Beijing Global Wealth ("**Beijing Global**", a non-wholly-owned subsidiary of the Group), the Group has made sufficient provisions in respect of the financial guarantee obligations confirmed thereby, in accordance with Hong Kong Financial Reporting Standards.

During the year, the Group's cash flow position improved compared to the same period last year, with relatively ample liquidity reserves. Based on the management accounts, it is preliminarily estimated that the Group's unaudited net cash generated from operating activities for the twelve months ended 31 December 2025 will turn from negative to positive. As of 31 December 2025, the Group's unaudited total cash balance (including cash and cash equivalents, time deposits and restricted bank deposits) and wealth management products and other investment products are expected to be no less than approximately RMB1,300 million (as at 31 December 2024: approximately RMB1,084 million).

As the Group is still in the process of preparing and finalising its annual results for FY2025, the information contained in this announcement is only based on the preliminary assessment made by the Board with reference to currently available information, and not based on any data or information audited or reviewed by the Group's auditors. The Board may make adjustments after further review and finalisation of the Group's annual results for FY2025.

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
Excellence Commercial Property &
Facilities Management Group Limited
Li Xiaoping
Chairman

Hong Kong, 6 March 2026

As at the date of this announcement, the executive Directors of the Company are Mr. Li Xiaoping and Mr. Yang Zhidong; the non-executive Directors of the Company are Ms. Guo Ying and Mr. Wang Yinhu; and the independent non-executive Directors of the Company are Professor Cui Haitao, Mr. Kam Chi Sing and Ms. Liu Xiaolan.