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祈福生活服務
CLIFFORD MODERN LIVING

CLIFFORD MODERN LIVING HOLDINGS LIMITED
祈福生活服務控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3686)

SUPPLEMENTAL ANNOUNCEMENT IN RELATION TO ADOPTION OF THE REVISED DIVIDEND POLICY

Reference is made to the Company's announcement dated 27 March 2026 (the "**Announcement**") in relation to, among others, the adoption of the revised dividend policy which took effect from 27 March 2026 (the "**Revised Dividend Policy**") and will apply to the dividend proposed and/or declared after the proposed final dividend of HK9.50 cents per ordinary share for the year ended 31 December 2025. Unless the context requires otherwise, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcement.

As disclosed in the Announcement, according to the Revised Dividend Policy, dividends may be proposed and/or declared by the Board for a financial year or period as interim dividend, final dividend, special dividend and any distribution of net profits that the Board may deem appropriate. The declaration, payment and amount of dividends will be subject to the Board's discretion and (if required) the approval of Shareholders. Subject to the factors set out in the Announcement, the final dividends to be declared and paid by the Company to its shareholders shall be no less than 25% of the Company's audited consolidated profit attributable to the owners of the Company in any financial year.

The Group would like to provide the following supplemental information in relation to the adoption of the Revised Dividend Policy.

The Group's profit from operations (excluding the fair value gain on investment in unallocated silver bullion recorded during FY2025 and the foreign exchange loss arising from dividend distribution) fell by approximately 9.2% (FY2024 to FY2025) year-on-year in FY2025, whereby the Group's revenue decreased from RMB367.4 million in FY2024 to RMB320.3 million in FY2025. The decrease was primarily attributable to the decrease in revenue of RMB48.7 million from catering services under Ancillary Living Services due to the Group's portfolio restructuring of its group catering business in the first quarter of 2025, after ongoing profitability challenges caused by changing market dynamics, which will have a continuous effect on our revenue from Ancillary Living Services from FY2025 and onwards. This was mainly offset by the increase in revenue of RMB27.7 million from property management services, primarily driven by the new management contracts for healthcare properties secured during the year. The Group had managed to secure such contracts through its competitive pricing strategy. Along with the restrictive policies implemented by the Chinese Mainland government in the property management sector, the Group maintains a cautious outlook, and recognises that failure to remain competitive in pricing and cost control may result in an inability to maintain revenue levels within this segment, leading to a continuous decrease in the Group's profit from operations (excluding fair value gain and foreign exchange loss arising from dividend distribution).

A downturn in the global macroeconomic environment has led to a softening market (particularly in the real estate sector, as well as retail services, off-campus training services, catering services, property agency services, employment placement services and laundry services) and increasing level of competition faced by the Group. In light of these persistent macroeconomic challenges and the resulting pressure across all business segments, the Group is uncertain and remains cautious regarding its future business and financial performance.

Instead of keeping the Company's previous dividend policy which took effect from 27 March 2024 and required the Company to, subject to the factors to be taken into account by the Board, declare and pay no less than 50% of the Company's audited consolidated profit attributable to the owners of the Company in any financial year (the "**50% Threshold**"), and may have to account to its Shareholders when the 50% Threshold is not strictly adhered to after considering relevant factors, the Group intends to adopt a prudent and cautious approach by amending its dividend policy to retain greater flexibility as to the amount of dividend to be paid, which allows the Company to navigate the current economic climate and maintain a robust cash flow, aligning with its long-term strategic objectives.

Saved as disclosed above, all other information as set out in the Announcement remains unchanged. This announcement is supplemental to and should be read in conjunction with the Announcement.

By Order of the Board
Clifford Modern Living Holdings Limited
MAN Lai Hung
Chairman and Chief Executive Officer

Hong Kong, 7 May 2026

As at the date of this announcement, the Board comprises Ms. MAN Lai Hung, Ms. HO Suk Mee and Mr. LAU Chun Pong as executive Directors; Mr. LIU Xing as non-executive Director; and Ms. LAW Elizabeth, Mr. HO Cham and Mr. MAK Ping Leung (alias Mr. MAK Wah Cheung) as independent non-executive Directors.