DOWELL SERVICE GROUP CO. LIMITED*
東原仁知城市運營服務集團股份有限公司
(A joint stock company incorporated in the People's Republic of China with limited liability)
(Stock Code: 2352)

INSIDE INFORMATION
PROFIT WARNING

This announcement is made by 東原仁知城市運營服務集團股份有限公司 (Dowell Service Group Co. Limited*) (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the provision of inside information under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

The board (the "**Board**") of directors of the Company (the "**Directors**") wishes to inform the shareholders of the Company (the "**Shareholders**") and the potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2026 (the "**Period**") and the information currently available to the Board, the Group is expected to record profit attributable to owners of the Company for the Period in the range between RMB7.0 million and RMB10.0 million, as compared to profit attributable to owners of the Company of approximately RMB25.8 million for the six months ended 30 June 2025. Such decrease in profit attributable to owners of the Company was mainly attributable to (a) the Group's commitment to pursuing high quality development by continuously refining its business model, resulting in a temporary decrease in revenue, at the same time, the Group's new projects were still in the early stages of development and had yet to begin generating revenue and profit at scale, resulting in a decrease in the Group's gross profit for the period; and (b) the decrease in other gains during the Period, resulting from the one-off gain from the derecognition of rights-of-use assets and related lease liabilities following completion of the acquisition of Chengdu Dongyuhong Commercial Management Co., Ltd.*(成都東煜宏商業管理有限公司) in early 2025 which was not recognised in the Period.

The information contained in this announcement is only based on the Board's preliminary assessment after reviewing the unaudited consolidated management accounts of the Group for the Period and the information currently available to them. The information contained in this announcement is neither based on any figure nor information that has been audited or reviewed by the external auditor of the Company and may be subject to change.

The Company is in the process of finalising the interim results of the Group for the Period. As such, the actual results of the Group for the Period may differ from the information contained in this announcement. Shareholders and potential investors of the Company are advised to refer to the interim results announcement of the Company for the Period, which is expected to be announced in late August 2026.

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

By order of the Board
東原仁知城市運營服務集團股份有限公司
DOWELL SERVICE GROUP CO. LIMITED*
Ms. Luo Shaoying
Chairman and executive Director

The PRC, 7 August 2026

As at the date of this announcement, the Board comprises Ms. Luo Shaoying as executive Director; Mr. Zhang Aiming and Ms. Yi Lin as executive Directors, whom also act as employee Directors; Mr. Hu Xiaolin as a non-executive Director; and Mr. Lu Youhua, Mr. Wang Susheng and Mr. Song Deliang as independent non-executive Directors.

* *For identification purpose only*