港誉城市服务集团
GANGYU URBAN SERVICES GROUP

GANGYU SMART URBAN SERVICES HOLDING LIMITED
港譽智慧城市服務控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 265)

PROFIT WARNING

This announcement is made by Gangyu Smart Urban Services Holding 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 (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 board of directors of the Company (the "**Director(s)**" and the "**Board**", respectively) hereby informs the shareholders of the Company (the "**Shareholders**") and the potential investors that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the six-month period ended 30 June 2026 (the "**Period**" and the "**Unaudited Consolidated Management Accounts**", respectively) and the information currently available to the Board for the Period, it is expected that the Group would record a profit attributable to equity holders of the Company for the Period ranging from approximately HK$4 million to a loss of approximately HK$2 million, while a profit of approximately HK$15.1 million was recorded for the corresponding period in 2025.

The Board considers that the expected significant decrease in profits was mainly driven by a significant drop in gross profit resulting from the expiration of two major environmental hygiene contracts and a downward revenue adjustment for a property management project while services were being aligned with the client's expectations during the Period.

The information contained in this announcement is prepared only based on (i) the Board's preliminary assessment of the Unaudited Consolidated Management Accounts which have neither been audited or reviewed by the independent auditors of the Company nor reviewed by the audit committee of the Board; and (ii) the information currently available to the Board, which is subject to change and finalisation. Shareholders and potential investors are advised to read carefully the Company's announcement regarding the Group's interim results for the Period, which is expected to be published on 28 August 2026.

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

By Order of the Board
Gangyu Smart Urban Services Holding Limited
Mo Yueming
Chairman and Executive Director

Hong Kong, 21 August 2026

As at the date of this announcement, the Board comprises three executive Directors, being Mr. Mo Yueming, Ms. Hao Ying and Mr. Xue Fei; one non-executive Director, being Mr. He Qi; and three independent non-executive Directors, being Mr. Lin Hua Rong, Harry, Ms. Juliett Jing Dong and Mr. Tam Kam Shing, Chris.