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SCE Intelligent Commercial Management Holdings Limited

中駿商管智慧服務控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 606)

POSITIVE PROFIT ALERT

This announcement is made by SCE Intelligent Commercial Management Holdings 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 (the “**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2021 (the “**Period**”) and other information currently available to the Board, the Group is expected to record adjusted profit attributable to owners of the parent of not less than RMB165 million (which is a non-HKFRS measurement and is calculated by excluding the effect of one-off listing expenses) for the Period, representing an increase of approximately 120% as compared with the Group’s net profit attributable to owners of the parent for the corresponding period in 2020 (no listing expenses were incurred during such period). Such expected increase is primarily attributable to the increase in gross floor area of properties under management by the Group and increase in demand for the Group’s pre-opening management services during the Period.

The information contained in this announcement is only based on the Board’s preliminary review of the consolidated management accounts of the Group for the six months ended 30 June 2021 and the information currently available, which have not been audited by the auditors of the Company nor reviewed by the audit committee of the Board and may be subject to adjustments. Details of the financial information and performance of the Group for the six months ended 30 June 2021 will be disclosed in the interim results announcement of the Company for the six months ended 30 June 2021, which is expected to be published before the end of August 2021 in compliance with the Listing Rules.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company. Persons who are in doubt about their position or any action to be taken are recommended to consult their own professional advisers.

By order of the Board
SCE Intelligent Commercial Management Holdings Limited
Wong Lun
Chairman

Hong Kong, 21 July 2021

As at the date of this announcement, the Board of Directors of the Company comprises Mr. Wong Lun, Mr. Niu Wei, Mr. Sun Qiang, Mr. Zheng Quanlou and Ms. Ku Weihong as executive Directors, Mr. Huang Youquan as non-executive Director, Dr. Ding Zuyu, Mr. Wang Yongping and Mr. Pang Hon Chung as independent non-executive Directors.