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A-LIVING SMART CITY SERVICES CO., LTD. *

雅生活智慧城市服務股份有限公司

(a joint stock company incorporated in the People's Republic of China with limited liability)

(Stock Code: 3319)

INSIDE INFORMATION

POSITIVE PROFIT ALERT

This announcement is made by the Company pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the SFO.

The Board wishes to inform the Shareholders and potential investors that, based on a preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2021 and information currently available to the Board, the unaudited consolidated net profit attributable to the Shareholders for the year ended 31 December 2021 is expected to record an increase of approximately 30%, as compared to that for the corresponding period in 2020. Excluding the impact from extended value-added service businesses, the total unaudited consolidated net profit attributable to the Shareholders from property management services, property owners value-added services and city services businesses of the Group is expected to record an increase of no less than 40%, as compared to that for the corresponding period in 2020.

This announcement is made by 雅生活智慧城市服務股份有限公司 (A-Living Smart City Services Co., Ltd.*) (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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”).

The board of directors of the Company (the “**Board**”) 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 year ended 31 December 2021 and information currently available to the Board, the unaudited consolidated net profit attributable to the Shareholders for the year ended 31 December 2021 is expected to record an increase of approximately 30%, as compared to that for the corresponding period in 2020. Even though the extended value-added service business of the Group was impacted by cycle of property development industry, thanks to its strategic layout in diversified non-cyclical businesses, the Group continued to record an increase in the gross floor area under management as well as rapid development of value-added services to property owners and city services, which brought significant increase in revenue and profit of property management services, property owners value-added services and city services business segments. Excluding the impact from extended value-added service businesses, the total unaudited consolidated net profit attributable to the Shareholders from property management services, property owners value-added services and city services businesses of the Group is expected to record an increase of no less than 40%, as compared to that for the corresponding period in 2020.

As the Company is still in the process of preparing and finalising the annual results of the Group for the year ended 31 December 2021, information contained in this announcement is only based on a preliminary assessment by the Company’s management team with reference to the unaudited consolidated management accounts of the Group for the year ended 31 December 2021 and information currently available to the Company, which has not been audited or reviewed by the Company’s auditor or the audit committee of the Company and may therefore be subject to changes.

Shareholders and potential investors should read the Company’s annual results announcement for the year ended 31 December 2021 carefully, which is expected to be published in March 2022.

Shareholders and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
A-Living Smart City Services Co., Ltd. *
LI Dalong
*Executive Director, President (General Manager) and
Chief Executive Officer*

Hong Kong, 4 March 2022

As at the date of this announcement, the Board comprises eight members, being Mr. Chan Cheuk Hung[^] (Co-chairman), Mr. Huang Fengchao[^] (Co-chairman), Mr. Li Dalong[^] (President (General Manager) and Chief Executive Officer), Mr. Wei Xianzhong^{^^}, Ms. Yue Yuan^{^^}, Mr. Wan Kam To^{^^}, Ms. Wong Chui Ping Cassie ^{^^^} and Mr. Weng Guoqiang^{^^^}.

[^] *Executive Directors*

^{^^} *Non-executive Directors*

^{^^^} *Independent Non-executive Directors*

* *for identification purposes only*