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JINMAO PROPERTY SERVICES CO., LIMITED

金茂物業服務發展股份有限公司

(Incorporated in Hong Kong with limited liability)

(Stock code: 00816)

INSIDE INFORMATION POSITIVE PROFIT ALERT

This announcement is made by Jinmao Property Services Co., Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The board of directors (the “**Board**”) of the Company would like to inform the shareholders of the Company and potential investors that, based on the information currently available to the Board, it is expected that the Group will record a significant increase of more than 90% in the unaudited profit attributable to the owners of the Company for the six months ended 30 June 2022 as compared to the same period in 2021, which is mainly attributable to the increase in the gross floor area of properties under management by the Group and the growth in the Group’s revenue from value-added services.

The information contained herein is only a preliminary assessment provided based on the unaudited management accounts of the Group, which have not been confirmed or reviewed by the auditors of the Company or the audit committee of the Company as at the date of this announcement. The Company is still in the process of finalizing the interim results of the Group for the six months ended 30 June 2022. Investors should carefully read the interim results of the Group, which will be published by the end of August 2022.

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
Jinmao Property Services Co., Limited
Jiang Nan
Chairman

Hong Kong, 12 August 2022

As at the date of this announcement, the executive Directors are Mr. Xie Wei and Ms. Zhou Liye; the non-executive Directors are Mr. Jiang Nan, Ms. He Yamin and Ms. Qiao Xiaojie; and the independent non-executive Directors are Dr. Chen Jieping, Dr. Han Jian and Mr. Sincere Wong.