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**JINKE 金科服务**

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**Jinke Smart Services Group Co., Ltd.**  
**金科智慧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: 9666)**

## **INSIDE INFORMATION ANNOUNCEMENT PROFIT WARNING**

This announcement is made by Jinke Smart Services Group Co., Ltd. (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 (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 of the Laws of Hong Kong).

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on its preliminary review of the unaudited management accounts of the Group and the information currently available to the management, the Group is expected to record a net loss attributable to owners of the Company in the range of approximately RMB800 million to RMB1,100 million for the year ended 31 December 2023 (the “**Period**”) as compared with the net loss attributable to owners of the Company of approximately RMB1,818.5 million for the year ended 31 December 2022. Such net loss attributable to owners of the Company for the Period is mainly attributable to the further provision made for the Period for impairment of the outstanding receivables owed by Jinke Property Group Co., Ltd. (金科地產集團股份有限公司) to the Group. However, the amount of impairment provision decreased as compared to that of the same period of 2022. After such provision was made, the Group’s receivables will mainly consist of property fee receivables from the third-party property owners related to the Group’s principal business.

Notwithstanding the above mentioned the impairment provision made for the Period which will cause the Group to incur significant accounting losses, the Group achieved solid and healthy operating results for the Period. During the Period, the Company also utilized approximately HK\$300 million to repurchase 28,826,200 H shares of the Company in the open market. The Group firmly believes that with the clear business strategy and firm execution, the Group will live up to the trust of the Shareholders and deliver healthy business results in 2024.

As at the date of this announcement, the Company is still in the process of preparing and finalizing the annual results of the Group for the year ended 31 December 2023. The information contained in this announcement is only based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2023 and the information currently available to the management, which have not yet been audited or reviewed by the Company's auditor or the audit committee of the Company, and may be subject to adjustments. Shareholders and potential investors of the Company are advised by the Company to read carefully the annual results announcement of the Company for the year ended 31 December 2023, which is expected to be published by the Company by the end of March 2024.

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

By Order of the Board  
**Jinke Smart Services Group Co., Ltd.**  
**Xia Shaofei**  
*Chairman*

Chongqing, 7 March 2024

*As at the date of this announcement, the Board comprises Mr. Xia Shaofei as executive Director, Mr. Wu Xiaoli, Ms. Lin Ke, Mr. Xu Guofu, Mr. Shi Cheng and Mr. Qi Shihao as non-executive Directors, and Ms. Xiao Huilin, Ms. Yuan Lin and Mr. Tung Woon Cheung Eric as independent non-executive Directors.*