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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 data 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 RMB100 million to RMB300 million for the six months ended 30 June 2024 (the “**Period**”), as compared with the net profit attributable to owners of the Company of approximately RMB189.5 million for the six months ended 30 June 2023. Such net loss attributable to owners of the Company for the Period is mainly due to the fact that the Group further increased the provision for impairment of the outstanding receivables based on the restructuring progress of the related developer, Jinke Property Group Co., Ltd. (金科地產集團股份有限公司) (“**Jinke Property**”), and the credit status of certain third-party customers. After the impairment provision was made, the Group’s account receivables will mainly consist of property fees receivable from third-party property owners related to the Group’s core business of property management services. The Group is confident in our business prospects and intrinsic value, as well as the long-term development prospects of the property management industry. The Group will also continue to make full use of its cash on hand for continuous investment in property management mergers and acquisitions, expansion of existing projects and improvement of the quality and efficiency of projects under management in key areas.

As the Group has made provision for impairment several times which has resulted in significant accumulated accounting losses, the Group intends to use the reserve funds to make up for the losses in accordance with the latest requirements of the Company Law of China which came into effect on 1 July 2024, to further facilitate the distribution of dividends after the retained profits turn positive.

The Board of the Company proposes that in the future, the cash dividend of the Company for the year when the dividend distribution is approved should be not less than 60% of the profit attributable to shareholders for that year. So far this year, the Company has also utilized approximately HK\$179.6 million to repurchase 25,957,600 H shares of the Company in the open market, representing approximately 4.1% of the total share capital of 639,479,100 shares at the beginning of the period. The Group attaches great importance to investor returns and will continue to repurchase the Company's shares as appropriate in light of market conditions and reward Shareholders' trust with stable operating results and long-term dividends distribution.

As at the date of this announcement, the Company is still in the process of preparing and finalizing the results of the Group for the six months ended 30 June 2024. The information contained in this announcement is only based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2024 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 results announcement of the Company for the six months ended 30 June 2024, which is expected to be published by the Company by the end of August 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, 5 August 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.*