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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 RMB500 million to RMB700 million for the year ended 31 December 2024 (the “**Year**”), as compared with the net loss attributable to owners of the Company of approximately RMB951 million for the year ended 31 December 2023. Despite of the fact that the Group has recorded less net loss attributable to owners of the Company for the Year, such net loss attributable to owners of the Company is primarily attributable to (i) the provision for impairment of the outstanding receivables based on the restructuring progress of the related property developer, Jinke Property Group Co., Ltd. (金科地產集團股份有限公司) and its subsidiaries; and (ii) the voluntary increase of expenses and investment in technologies by the Group to improve the service quality for projects under management in order to earn customers’ satisfaction and gain more market shares.

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 its 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 industry through mergers and acquisitions, expansion of existing projects and improvement of the quality and efficiency of projects under management in key areas.

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 Year. 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 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 year ended 31 December 2024, which is expected to be published by the Company by the end of March 2025.

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, 10 March 2025

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.