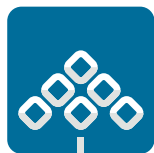


Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



碧桂園服務
COUNTRY GARDEN SERVICES

COUNTRY GARDEN SERVICES HOLDINGS COMPANY LIMITED

碧桂園服務控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6098)

**INSIDE INFORMATION
ASSET IMPAIRMENT, PROFIT WARNING AND
EXPECTED DIVIDEND DISTRIBUTION**

This announcement is made by Country Garden Services Holdings Company Limited (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**”).

RECOGNITION OF ASSET IMPAIRMENT FOR 2025

According to the recent review of the financial condition of the Group, and based on the principle of prudence, the board of directors (the “**Board**”) of the Company wishes to inform the shareholders and potential investors of the Company that an impairment test on goodwill has been conducted in accordance with the Hong Kong Financial Reporting Standards based on the unaudited consolidated management accounts of the Group for the twelve months ended 31 December 2025 (the “**Management Accounts**”), and a recognition for impairment has been made in full on the remaining goodwill balance attributable to the operation of Country Garden Manguo Environment Technology Group Co., Ltd. (碧桂園滿國環境科技集團有限公司) (“**Manguo**”), which is a non-wholly owned subsidiary of the Company, in accordance with the results of the impairment test. The impairment amount is approximately RMB968.9 million (the “**Impairment of Goodwill**”) (for the corresponding period in 2024: approximately RMB990.0 million). The aforementioned Impairment of Goodwill was mainly attributable to the prolonged payment cycle of certain customers of Manguo, coupled with a lack of significant improvement in operating cash flow. Therefore, the Group proactively adjusted its business strategy and strategically scaled back relevant businesses.

Based on the Management Accounts, it is expected that the net profit of the Group for the financial year ended 31 December 2025 (the “**Year**”) will decrease by approximately RMB968.9 million due to the Impairment of Goodwill. Still, such impairment will not be accounted for in the core net profit* attributable to the shareholders of the Company. Furthermore, the Impairment of Goodwill is a non-cash item and will not have a direct impact on the Group’s cash flow or operations, though the final impact shall be subject to the audited results.

The specific amount of the aforementioned recognition of asset impairment has not yet been audited. Upon determination, such amount shall be reviewed and approved by the audit committee of the Company and the Board of the Company. The Company will publish further announcement(s) to keep its shareholders and potential investors informed of the recognition of asset impairment as and when necessary.

PROFIT WARNING FOR THE 2025 ANNUAL RESULTS

The Board wishes to inform the shareholders and potential investors of the Company that, based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the twelve months ended 31 December 2025 and the information currently available, it is expected that for the twelve months ended 31 December 2025, the Group will record an unaudited consolidated revenue of approximately RMB48,200.0 million to RMB48,500.0 million (for the corresponding period in 2024: approximately RMB43,992.9 million), representing an increase of 9.6% to 10.2% as compared to that for the corresponding period in 2024. Such an increase was mainly attributable to the solid growth in the revenue from property management services, community value-added services, and the “Three Supplies and Property Management” business during the Year, driven by the Group’s effective market expansion and refined operations.

On the other hand, it is expected that for the twelve months ended 31 December 2025, the Group will record (i) an unaudited net profit (“**Net Profit**”) of approximately RMB450.0 million to RMB650.0 million (for the corresponding period in 2024: approximately RMB1,874.5 million); (ii) an unaudited Net Profit attributable to the shareholders of the Company of approximately RMB500.0 million to RMB700.0 million (for the corresponding period in 2024: approximately RMB1,808.4 million). Such decreases were mainly attributable to (i) the Group’s proactive clearance of long-outstanding trade receivables, resulting in an increase in credit impairment losses on the trade receivables; and (ii) a decrease in gains on changes in fair value of the contingent consideration related to performance guarantees arising from prior-year mergers and acquisitions for the Year, as compared to that for the corresponding period in 2024.

It is expected that for the twelve months ended 31 December 2025, the Group will record an unaudited core net profit* attributable to the shareholders of the Company of approximately RMB2,400.0 million to RMB2,700.0 million (for the corresponding period in 2024: approximately RMB3,038.1 million). Such a decrease is primarily due to the aforementioned reason (i) for the decrease in Net Profit.

With a focus on increasing customer satisfaction, the Group has strengthened its refined management and investment at the project level, and carried out digital transformation of its business to reduce costs and enhance efficiency. The fundamentals of its core business have remained solid. During the Year, the Group's unaudited gross profit is approximately RMB8,200.0 million to RMB8,700.0 million (for the corresponding period in 2024: RMB8,400.6 million).

During the Year, the Group was in a stable financial position with healthy performance in cash flow from operating activities and sufficient liquidity reserves. Based on the Management Accounts, it is preliminarily estimated that the unaudited net cash generated from operating activities of the Group for the twelve months ended 31 December 2025 would not be less than approximately RMB2,400.0 million (for the corresponding period in 2024: approximately RMB3,873.1 million). It is expected that the Group's unaudited total amount of bank deposits (i.e. cash and cash equivalents, time deposits and restricted bank deposits) and structured deposits would not be less than RMB17,700.0 million as at 31 December 2025 (as at 31 December 2024: approximately RMB18,178.6 million).

As the Company is still in the process of preparing and finalising the annual results of the Group for the twelve months ended 31 December 2025, the information contained in this announcement is only based on the preliminary assessment made by the Company's management with reference to the unaudited consolidated management accounts of the Group for the twelve months ended 31 December 2025 and the information currently available, which has not been confirmed, reviewed or audited by the auditors of the Company or reviewed by the audit committee of the Company, and may, therefore, be subject to change.

The shareholders and potential investors are advised to read the Company's annual results announcement for the twelve months ended 31 December 2025 carefully, which is expected to be published in late March 2026.

EXPECTED DIVIDEND DISTRIBUTION AND COMPLETION OF SHARE REPURCHASE

As stated in the Company's announcement of the unaudited interim results for the six months ended 30 June 2025, the Board recommended that, subject to compliance with the Company's dividend policy, the dividend payout target for 2025 will be a cash dividend with reference to 60% of the core net profit* of the Group attributable to the shareholders of the Company for 2025.

To further safeguard the interests of the Company's shareholders and demonstrate the long-term investment value of the Company, the Board expected that, subject to compliance with the Company's dividend policy and obtaining relevant approvals, the dividend payout target for 2026 will be a cash dividend of not less than RMB1.5 billion. The final dividend amount and its payment arrangements are subject to the operating results and working capital needs of the Group, as well as approval from the Board and/or the shareholders and other factors. The Company will publish further announcement(s) in due course as and when the dividend amount and related arrangements are determined.

The Board of the Company is also pleased to announce that, as stated in the Company's announcement dated 27 March 2025 in relation to the intention to conduct on-market share repurchase and/or purchase, the Company has repurchased 87,996,000 of its own shares on the open market for an aggregate consideration of not less than RMB500 million during the period from 28 March 2025 to the date of this announcement.

The shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

- * Core net profit attributable to the shareholders of the Company excluding share-based payment expenses, amortization charges of intangible assets – contracts and customer relationships and insurance brokerage licenses and brands arising from mergers and acquisitions, impairment of goodwill and other intangible assets, impairment of loans to third parties pledged by equities, gains or losses from disposal of subsidiaries, expected losses on external guarantee, impairment provision or reversal of receivables from related parties and fair value gains or losses on the contingent consideration related to the performance guarantees.

The Directors hereby emphasize that the core net profit* attributable to the shareholders of the Company is not measured under or presented in accordance with International Financial Reporting Standards (IFRS). However, this non-IFRS financial measure (the “**Non-IFRS Measure**”), when presented in conjunction with the corresponding IFRS financial measure, can provide useful information to investors and management. Nevertheless, the use of this Non-IFRS Measure as an analytical tool has limitations, and the presentation of this Non-IFRS Measure should not be considered in isolation or deemed as a substitute for the financial information prepared and presented in accordance with IFRS.

By Order of the Board
Country Garden Services Holdings Company Limited
XU Binhuai
President and Executive Director

Foshan, China, 27 February 2026

As of the date of this announcement, the executive directors of the Company are Mr. XU Binhuai (President) and Mr. XIAO Hua. The non-executive director of the Company is Ms. YANG Huiyan (Chairman). The independent non-executive directors of the Company are Mr. MEI Wenjue, Mr. RUI Meng, Mr. CHEN Weiru and Mr. ZHAO Jun.