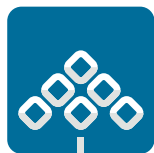


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碧桂园服务
COUNTRY GARDEN SERVICES

COUNTRY GARDEN SERVICES HOLDINGS COMPANY LIMITED

碧桂园服务控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6098)

INSIDE INFORMATION PROFIT ALERT

This announcement is made by the Company pursuant to Rule 13.09 of the Listing Rules and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the SFO.

The Board wishes to inform shareholders and potential investors of the Company that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the twelve months ended 31 December 2022 and the information currently available to the Company, for the twelve months ended 31 December 2022, the unaudited consolidated revenue and core net profit attributable to the shareholders of the Company* are expected to record an increase by more than 40% and 5% respectively as compared to that for the corresponding period in 2021, while unaudited profit before tax, net profit for the period and net profit attributable to the shareholders of the Company are expected to decrease by approximately 34% to 40%, 45% to 51% and 51% to 57% respectively as compared to that for the corresponding period in 2021.

This announcement is made by Country Garden Services Holdings Company Limited (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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”).

The board of directors of the Company (the “**Board**”) wishes to inform shareholders and potential investors of the Company that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the twelve months ended 31 December 2022 and the information currently available to the Company, for the twelve months ended 31 December 2022, (i) the unaudited consolidated revenue of the Company (the corresponding period in 2021: approximately RMB28,843.0 million), and (ii) the unaudited core net profit attributable to the shareholders of the Company* (the corresponding period in 2021: approximately RMB4,606.9 million) are expected to record an increase by more than 40% and 5% respectively as compared to that for the corresponding period in 2021. Such increase was mainly attributable to these factors, such as the increase of revenue-bearing gross floor area and the increase of the revenue from community value-added services and commercial operation services, etc.

On the other hand, for the twelve months ended 31 December 2022, (i) the unaudited consolidated profit before tax of the Company (the corresponding period in 2021: approximately RMB5,672.8 million), (ii) the unaudited consolidated net profit for the period of the Company (the corresponding period in 2021: approximately RMB4,349.5 million), and (iii) the unaudited net profit attributable to the shareholders of the Company (the corresponding period in 2021: approximately RMB4,033.4 million) are expected to decrease by approximately 34% to 40%, 45% to 51% and 51% to 57% respectively as compared to that for the corresponding period in 2021. Such decrease was mainly attributable to the following factors: (i) the Group took prevention and safety measures in response to the repeated COVID-19 pandemic in 2022, which resulted in additional pandemic prevention expenses; (ii) some businesses and commercial activities of the Group were difficult to carry out normally during the COVID-19 pandemic lockdown, which had a certain negative impact on the revenue and profit; (iii) impairment of goodwill and other intangible assets arising from some acquisition/merger companies of the Group.

In 2022, the Group overcame the severe challenges arising from economic fluctuations and the impact of the pandemic, actively responded to the government’s call for fighting the pandemic and supporting employment etc., and fulfilled its social responsibilities with concrete action. Together with our property owners, customers and employees, we pulled through a difficult phase. Despite our value-added businesses being pressed by the macro environment, we continued to review and adjust our business strategy, to further build a comprehensive service system by improving existing business models, exploring new business models and applying new service technologies, etc., thus laying a solid foundation for our future development. In 2023, by virtue of the optimisation of the national pandemic prevention policies, the steady improvement of the economy, and the increasing demand of property owners, the property management industry is expected to embrace a more steady development. The Group will seize market opportunities, further optimise and innovate service and management models to ensure quality and efficient operations and services. In view of the Group’s sound financial and operational conditions, the Board is confident of the Group’s long-term growth and development in the future.

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 2022, the information contained in this announcement is only based on the preliminary review by the Company's management team of the unaudited consolidated management accounts of the Group for the twelve months ended 31 December 2022 and the information currently available to the Company, which have not been confirmed, reviewed or audited by the auditors or the audit committee of the Company and may therefore be subject to change.

Shareholders and potential investors of the Company should read the Company's annual results announcement for the twelve months ended 31 December 2022 carefully, which is expected to be published in late March 2023.

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 interest expense accrued on convertible bonds, share-based payment expense, unrealised gains or losses from financial assets at fair value through profit or loss and amortisation cost of intangible assets – contracts and customer relationship, insurance brokerage license and brands arising from mergers and acquisitions, impairment of goodwill and other intangible assets, impairment losses on loans to third parties pledged by equities and losses on disposal of subsidiaries.

Foshan, China, 3 March 2023

By Order of the Board
Country Garden Services Holdings Company Limited
LI Changjiang
President and Executive Director

As of the date of this announcement, the executive Directors are Mr. LI Changjiang (President), Mr. XIAO Hua and Mr. GUO Zhanjun. The non-executive Director is Ms. YANG Huiyan (Chairman). The independent non-executive Directors are Mr. MEI Wenjue, Mr. RUI Meng and Mr. CHEN Weiru.