

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.

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

POSITIVE 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 twelve months ended 31 December 2018 and the information currently available to the Company, the unaudited consolidated net profit of the Group and the unaudited consolidated net profit attributable to the shareholders of the Company for the twelve months ended 31 December 2018 are expected to record a significant increase by more than 100% as compared to that for the corresponding period in 2017.

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 2018 and the information currently available to the Company, the unaudited consolidated net profit of the Group for the twelve months ended 31 December 2018 (the corresponding period in 2017: RMB440million) and the unaudited consolidated net profit attributable to the

shareholders of the Company for the twelve months ended 31 December 2018 (the corresponding period in 2017: RMB402million) are expected to record a significant increase by more than 100% as compared to that for the corresponding period in 2017. Such increase was mainly attributable to (i) the increase in area of properties under the Group's management, (ii) the comprehensive growth in revenue from community value-added services and value-added services to non-property owners, as well as (iii) the employment of technology, the reduction in costs and increase in efficiency, and decrease in taxes payable by the Group, which altogether brought about a corresponding increase in the consolidated net profit.

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 2018, the information contained in this announcement is only based on the preliminary assessment by the Company's management team with reference to the unaudited consolidated management accounts of the Group for the twelve months ended 31 December 2018 and the information currently available to the Company, which have not been confirmed or reviewed 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 2018 carefully, which is expected to be published in late March 2019.

Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

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

Foshan, Guangdong Province, the People's Republic of China, 1 February 2019

As of the date of this announcement, the executive directors of the Company are Mr. LI Changjiang, Mr. XIAO Hua and Mr. GUO Zhanjun. The non-executive directors of the Company are Ms. YANG Huiyan (Chairman), Mr. YANG Zhicheng and Ms. WU Bijun. The independent non-executive directors of the Company are Mr. MEI Wenjue, Mr. RUI Meng and Mr. CHEN Weiru.