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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 the six months ended 30 June 2019 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 six months ended 30 June 2019 are expected to record an increase by more than 50% as compared to that for the corresponding period in 2018.

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 six months ended 30 June 2019 and the information currently available to the Company, the unaudited consolidated net profit of the Group for the six months ended 30 June 2019 (the corresponding period in 2018: RMB480 million) and the unaudited consolidated net profit attributable to the shareholders of the Company for the six months ended 30 June 2019 (the corresponding period in 2018: RMB471 million) are expected to record an increase by more than 50% as compared to that for the

corresponding period in 2018. Such increase was mainly attributable to the increase in area of properties under the Group's management, as well as the comprehensive growth in revenue from community value-added services and value-added services to non-property owners, which together brought about an increase in consolidated net profit.

As the Company is still in the process of preparing and finalising the interim results of the Group for the six months ended 30 June 2019, 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 six months ended 30 June 2019 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 interim results announcement for the six months ended 30 June 2019 carefully, which is expected to be published in late August 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, 29 July 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.