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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 that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2020 and the information currently available to the Company, the Company's unaudited consolidated revenue, profit before income tax, net profit for the period and profit attributable to Shareholders for the six months ended 30 June 2020 are expected to record an increase by more than 50% as compared to that for the corresponding period in 2019.

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 of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2020 and the information currently available to the Company, (i) the unaudited consolidated revenue of the Company (the corresponding period in 2019: approximately RMB3,516 million), (ii) the unaudited consolidated profit before income tax of the

Company (the corresponding period in 2019: approximately RMB998 million), (iii) the unaudited consolidated net profit for the period of the Company (the corresponding period in 2019: approximately RMB826 million) and (iv) the unaudited consolidated profit attributable to Shareholders (the corresponding period in 2019: approximately RMB817 million) for the six months ended 30 June 2020 are expected to record an increase by more than 50% as compared to those for the corresponding period in 2019. The abovementioned increase was mainly attributable to the increase in the area of properties managed by the Group, the comprehensive growth in revenue from community value-added services, value-added services to non-property owners, and “Three Supplies and Property Management” businesses.

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 2020, 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 2020 and the information currently available to the Company, which have not been confirmed, reviewed or audited by the auditors of the Company nor reviewed by the audit committee of the Company and may, therefore, be subject to change.

Shareholders and potential investors should read the Company’s interim results announcement for the six months ended 30 June 2020 carefully, which is expected to be published in late August 2020.

Shareholders and potential investors 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

Hong Kong, 5 August 2020

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.