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(Incorporated in Hong Kong with limited liability)

(Stock code: 6626)

POSITIVE PROFIT ALERT

This announcement is made by Yuexiu Services Group Limited (the “**Company**”, and its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) 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 (Cap. 571).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on the preliminary assessment of the latest available unaudited management accounts of the Group for the six months ended 30 June 2021 and the information currently available to the Board, the Group is expected to record a significant increase of over 120% in its profit attributable to the owners of the Company for the six months ended 30 June 2021 as compared to the six months ended 30 June 2020.

Based on the information currently available, the expected increase in profit of the Group is mainly attributable to the continuous business expansion of the Group as follows:

- (i) the increase in number of properties under its management and the gross floor area under management as of 30 June 2021 as compared to 30 June 2020, resulting in the increase in revenue from property management services for non-commercial and commercial properties for the six months ended 30 June 2021 as compared to the six months ended 30 June 2020; and
- (ii) the increase in revenue from value-added services to non-property owners and community value-added services for the six months ended 30 June 2021 as compared to the six months ended 30 June 2020.

As the Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2021, the information contained in this announcement is only based on a preliminary assessment by the Board of the unaudited management accounts of the Group and the information currently available to the Board, which have not been audited or reviewed by the auditors of the Company or the audit committee of the Board and may therefore be subject to change.

Shareholders and potential investors are advised to read carefully the unaudited consolidated financial information of the Group for the six months ended 30 June 2021 in the interim results announcement of the Company which is expected to be published by the end of August 2021 in accordance with the Listing Rules.

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

By order of the Board of
Yuexiu Services Group Limited
Yu Tat Fung
Company Secretary

Hong Kong, 16 July 2021

As at the date of this announcement, the Board comprises:

Executive Directors: Wu Wei, Mao Liangmin and Zhang Jin

Non-executive Directors: Lin Feng (Chairman), Yao Xiaosheng and Yang Zhaoxuan

Independent Non-executive Directors: Hung Shing Ming, Hui Lai Kwan and Chan Yuen Hang Kenneth