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**Beijing Capital Jiaye Property Services Co., Limited**  
**北京京城佳業物業股份有限公司**

*(A joint stock company incorporated in the People's Republic of China with limited liability)*  
**(Stock Code: 2210)**

**INSIDE INFORMATION**

**PROFIT WARNING FOR 2025 INTERIM RESULTS**

This announcement is made by Beijing Capital Jiaye Property Services Co., Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to 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) and Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders (the “**Shareholders**”) and potential investors (the “**Potential Investors**”) of the Company that, based on its preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2025 and other information currently available, the Company is expected to record a profit before taxation of the Group in the range of RMB31.1 million to RMB37.3 million for the six months ended 30 June 2025, representing a decrease of 40% to 50% as compared with approximately RMB62.2 million for the same period of the year 2024.

The decrease in the Group’s profit before taxation for the six months ended 30 June 2025 as mentioned above is mainly due to the following reasons: firstly, in order to gain market share, the Group had increased its investment in the preliminary stage and quality maintenance of the property management projects; secondly, as the rental per unit for container houses showed a significant downward trend due to the changes in demand in current market and the cyclical adjustments in the industry, according to the relevant requirements of the IFRS Accounting Standards as issued by International Accounting Standards Board, the Group recognised impairment losses for such equipment of container houses held by the Group.

As at the date of this announcement, the Company is still in the process of preparing and finalizing the interim results of the Group for the six months ended 30 June 2025. The information contained in this announcement is only based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2025 and other information currently available, which have not been audited or reviewed by the auditors of the Company or the audit committee of the Board, and may be subject to adjustments. Shareholders and Potential Investors are advised by the Company to read carefully the interim results announcement of the Company for the six months ended 30 June 2025, which is expected to be published by the Company by the end of August 2025.

**Shareholders and Potential Investors are advised to exercise caution when dealing in the shares of the Company.**

By order of the Board  
**Beijing Capital Jiaye Property Services Co., Limited**  
**Zhang Weize**  
*Chairman*

Beijing, the PRC,  
August 1, 2025

*As at the date of this announcement, the Board consists of Mr. Zhang Weize, Mr. Yang Jun and Mr. Luo Zhou as executive Directors, Ms. Jiang Xin, Mr. Mao Lei and Mr. Li Zuoyang as non-executive Directors, and Mr. Cheng Peng, Mr. Kong Weiping and Mr. Kong Chi Mo as independent non-executive Directors.*