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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 YEAR 2024**

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 “**Listing Rules**”).

The board of directors (“**Board**”) of the Company wishes to inform the shareholders (the “**Shareholders**”) and potential investors (“**Potential Investors**”) of the Company that, based on its preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2024 (“**Year 2024**”) and other information currently available, the Company is expected to record a profit for the year of the Group in the range of RMB81.0 million to RMB86.8 million for Year 2024, representing a decrease of 25% to 30% as compared with approximately RMB115.7 million for the same period of the year 2023.

The decrease in the Group’s profit for the year for Year 2024 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, according to the International Financial Reporting Standards and the Group’s accounting policies, the Group made corresponding impairment provision for accounts receivable that were not collected.

As at the date of this announcement, the Company is still in the process of preparing and finalizing the annual results of the Group for Year 2024. The information contained in this announcement is only based on a preliminary assessment of the unaudited consolidated management accounts of the Group for Year 2024 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 annual results announcement of the Company for Year 2024, which is expected to be published by the Company by the end of March 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,  
February 28, 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.*