Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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 2025

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 (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 year ended 31 December 2025 ("**Year 2025**") and other information currently available, the Company expects that: (1) the Group will record a profit for the year ranging from RMB50.8 million to RMB59.2 million for Year 2025, representing a decrease of 30% to 40% as compared with approximately RMB84.6 million for the same period of the year 2024; and (2) profit attributable to equity Shareholders will range from RMB51.8 million to RMB59.8 million for Year 2025, representing a decrease of 25% to 35% as compared with approximately RMB79.7 million for the same period of the year 2024.

The decrease in the Group's profit for the year and profit attributable to equity Shareholders for Year 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 annual results of the Group for Year 2025. The information contained in this announcement is only based on a preliminary assessment of the unaudited consolidated management accounts of the Group for Year 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 annual results announcement of the Company for Year 2025, which is expected to be published by the Company by the end of March 2026.

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,
March 6, 2026

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.