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## **A-LIVING SMART CITY SERVICES CO., LTD. \***

### **雅生活智慧城市服務股份有限公司**

*(a joint stock company incorporated in the People's Republic of China with limited liability)*

**(Stock Code: 3319)**

## **INSIDE INFORMATION**

### **POSITIVE PROFIT ALERT**

This announcement is made by 雅生活智慧城市服務股份有限公司 (A-Living Smart City Services Co., Ltd.\*) (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2)(a) 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 board of directors of the Company (the “**Board**”) wishes to inform the 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 2025 and information currently available to the Board, the unaudited consolidated net profit attributable to the Shareholders for the six months ended 30 June 2025 is expected to be in the range of approximately RMB300 million to RMB400 million. The unaudited consolidated net loss attributable to the Shareholders for the six months ended 30 June 2024 was RMB1.63 billion. The expected increase in profit is primarily due to the following reason:

The Company significantly increased its impairment provisions for trade receivables from related parties during the same period in 2024. Since the second half of 2024, the Company has effectively controlled the balance of receivables related to transactions with related parties and real estate companies by revising contract credit terms, proactively adjusting business models, actively seeking collateral assets and initiating litigation. As of 30 June 2025, the Company expects no new large impairment provisions to be recognized for related-party trade and other receivables. The Company focuses on operating profits and operating cash flows by strictly controlling real estate-related extended value-added services to ensure that only high quality businesses generate stable cash flows and optimizing the project structure of property management and city services to ensure stable operating profits and operating cash flows. The Company expects operating cash flows to improve compared to the same period in 2024.

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 2025, information contained in this announcement is only based on a 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 2025 and information currently available to the Company, which has not been audited or reviewed by the Company's auditor or the audit committee of the Company and may therefore be subject to changes.

Shareholders and potential investors should read the Company's interim results announcement for the six months ended 30 June 2025 carefully, which is expected to be published in August 2025.

**Shareholders and potential investors should exercise caution when dealing in the shares of the Company.**

By Order of the Board  
**A-Living Smart City Services Co., Ltd.\***  
**LI Dalong**  
*Executive Director, President (General Manager) and  
Chief Executive Officer*

Hong Kong, 17 August 2025

*As at the date of this announcement, the Board comprises seven members, being Mr. Chan Cheuk Hung<sup>^</sup> (Co-chairman), Mr. Wang Haiyang<sup>^</sup> (Co-chairman), Mr. Li Dalong<sup>^</sup> (President (General Manager) and Chief Executive Officer), Mr. Chen Siyang<sup>^</sup> (Vice President), Mr. Wang Gonghu<sup>^^</sup>, Mr. Weng Guoqiang<sup>^^</sup> and Mr. Li Jiahe<sup>^^</sup>.*

<sup>^</sup> *Executive Directors*

<sup>^^</sup> *Independent Non-executive Directors*

*\* for identification purposes only*