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JINKE 金科服务
美 好 你 的 生 活

Jinke Smart Services Group Co., Ltd.
金科智慧服務集團股份有限公司

(a joint stock company incorporated in the People's Republic of China with limited liability)
(Stock Code: 9666)

INSIDE INFORMATION ANNOUNCEMENT
POSITIVE PROFIT ALERT

This announcement is made by Jinke Smart Services Group Co., Ltd. (the ''**Company**'', together with its subsidiaries, the ''**Group**'') pursuant to Rule 13.09 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the ''**Board**'') of the Company wishes to inform 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 year ended 31 December 2020 and the information currently available to the Board, as compared to that of the previous year (profit attributable to owners of the Company for the corresponding period in 2019: RMB 366 million), for the year ended 31 December 2020, the Group is expected to record (i) an increase of more than 65% in profit and total comprehensive income attributable to owners of the Company; and (ii) an increase of more than 75% in profit and total comprehensive income attributable to owners of the Company before deducting foreign exchange losses[1].

Such increase is mainly attributable to:

(i) the steady growth in the number of projects under management and the comprehensive increase in income from related value-added businesses; and

[1] As at 31 December 2020, the Company raised gross proceeds of approximately HKD6.832 billion from the initial public offering of the Company (including the exercise of the over-allotment option). In accordance with the relevant requirements of the Hong Kong Accounting Standards, the Company needs to quantify and confirm its exchange losses based on the exchange rate on the balance sheet date (31 December 2020). However, the Company has not actually settled the foreign exchange to date, and the above losses have not actually occurred. The Company is currently actively considering the use of market-based financial instruments for exchange rate management to try to avoid actually incurring the above losses.

(ii) factors such as the use of technologies which procure the improvement on the operational efficiency of 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 the year ended 31 December 2020. The information in this announcement is only based on a preliminary review by the Board of the unaudited consolidated management accounts of the Group for the year ended 31 December 2020, which have not yet been reviewed by the Company's auditor or the audit committee of the Company, and which may be subject to adjustments. Shareholders and potential investors of the Company are advised by the Company to carefully read the annual results announcement of the Company for the year ended 31 December 2020, which will be published by the Company by the end of March 2021.

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

By order of the Board
Jinke Smart Services Group Co., Ltd.
Xia Shaofei
Chairman

Chongqing, 25 January 2021

As at the date of this announcement, the Board comprises Mr. Xia Shaofei, Mr. Luo Chuansong and Mr. Xu Guofu as executive directors, Mr. Luo Licheng, Mr. Liang Zhongtai and Mr. Li Nan as non-executive directors, and Mr. Cao Guohua, Ms. Yuan Lin and Mr. Chan Chi Fung Leo as independent non-executive directors.