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ROISERV 荣万家

Roiserv Lifestyle Services Co., Ltd.
榮萬家生活服務股份有限公司
(a joint stock company incorporated in the People's Republic of China with limited liability)
(Stock Code: 2146)

PROFIT WARNING

This announcement is made by Roiserv Lifestyle 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 (the "**Board**") of directors (the "**Directors**") of the Company 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 June 30, 2023 (the "**Reporting Period**") and the information currently available to the Board, the Group is expected to record a net profit of approximately RMB97 million for the Reporting Period, representing a period-to-period decrease of approximately 46% as compared to the net profit of approximately RMB183 million for the six months ended June 30, 2022.

Based on the information currently available to the Board, such decrease was primarily due to (i) the significant decrease of demand for the value-added services (including property engineering services, on-site services and other services) as compared with the corresponding period of last year as a result of the significant decrease in the gross floor area of property projects delivered by the property developer customers of the Group during the Reporting Period; (ii) the absence of one-off investment gain during the Reporting Period which was recorded from redemption of a fund product in the corresponding period of last year; and (iii) the reduction of management fees for certain vacant properties and parking spaces during the Reporting Period as a result of the adverse macro economic conditions, coupling with the cost increase as a result of increasing investment for quality improvement, which resulted in a decline in the profitability of the property management services segment.

As at the date of this announcement, the Company is still in the process of finalizing the unaudited interim results of the Group for the Reporting Period. The information contained in this announcement is only based on the preliminary review of the unaudited consolidated management accounts of the Group for the Reporting Period and is not based on any figures or information audited by the Company's auditors or reviewed by the audit committee of the Board. As such, the actual financial results of the Group for the Reporting Period may differ from what is disclosed in this announcement. Shareholders and potential investors are advised to read carefully the 2023 interim results announcement of the Company for the Reporting Period, which is expected to be published by the Company before the end of August 2023.