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**Fineland Living Services Group Limited**  
**方圓生活服務集團有限公司**

*(formerly known as Fineland Real Estate Services Group Limited 方圓房地產服務集團有限公司)*

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 9978)**

**INSIDE INFORMATION**  
**PROFIT WARNING**

This announcement is made by Fineland Living Services Group Limited (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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The board of directors (the “**Board**”) of the Company wishes to inform shareholders of the Company and potential investors that, based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2023 (the “**2023 Interim Period**”) and the other information currently available to the Company, it is expected that the unaudited net loss of the Company for the 2023 Interim Period will not exceed RMB18.6 million, compared to the unaudited net profit of approximately RMB17.4 million for the six months ended 30 June 2022. The expected net loss was mainly attributable to the significant increase in impairment losses for the receivables from the provision of property management services segment and real estate agency services segment.

As the Company is still in the process of preparing the interim results of the Group for the 2023 Interim Period, the information contained in this announcement is based on the preliminary assessment by the Company’s management with reference to the unaudited consolidated management accounts of the Group for the 2023 Interim Period and the other information currently available to the Company, which have not been audited or reviewed

by the independent auditors of the Company and may therefore be subject to adjustments. The interim results announcement of the Company for the 2023 Interim Period is expected to be published by the end of August 2023.

**Shareholders of the Company and potential investors are advised to exercise caution when dealing in the securities of the Company.**

By Order of the Board  
**Fineland Living Services Group Limited**  
**HAN Shuguang**  
*Chairman*

Hong Kong, 9 August 2023

*As at the date of this announcement, the executive Directors are Mr. HAN Shuguang, Ms. RONG Haiming, Mr. YI Ruofeng and Ms. TSE Lai Wa; the non-executive Director is Mr. FONG Ming; and the independent non-executive Directors are Mr. LEUNG Wai Hung, Mr. LIAO Junping, Mr. TIAN Qiusheng and Mr. DU Chenhua.*