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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 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 and potential investors that, based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2024 (the “**Year**”) and the other information currently available to the Company, it is expected that the unaudited net loss of the Company for the Year will exceed RMB73.0 million, compared to the audited net loss of approximately RMB57.1 million for the year ended 31 December 2023. The expected net loss was mainly due to (i) the impairment losses on financial and non-financial assets including trade receivables, amounts due from fellow subsidiaries, amounts due from related parties and goodwill, estimated to exceed RMB90.0 million; and (ii) a decrease in revenue of no less than RMB50.0 million.

As the Company is still in the process of preparing the annual results of the Group for the Year, 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 Year 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 annual results announcement of the Company for the Year is expected to be published by end of March 2025.

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
FONG Ming
Chairman

Hong Kong, 21 March 2025

As at the date of this announcement, the executive Directors are Mr. FONG Ming, Mr. SUN Ligong, Mr. HAN Shuguang and Ms. TSE Lai Wa; and the independent non-executive Directors are Mr. LEUNG Wai Hung, Mr. TIAN Qiusheng and Mr. DU Chenhua.