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ROISERV 榮万家

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)

INSIDE INFORMATION ANNOUNCEMENT

POSITIVE PROFIT ALERT

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 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 of the Company (the “**Board**”) wishes to inform shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the management’s preliminary review of the latest available unaudited consolidated management accounts of the Group for the year ended 31 December 2020 and the information currently available to the Board, the Group is expected to record an increase of more than 100% in its net profit attributable to owners of the Company for the year ended 31 December 2020 as compared to the Group’s profit attributable to owners of the Company in the amount of RMB 113 million for the year ended 31 December 2019.

The substantial increase in the expected net profit is mainly attributable to (1) the increases in projects and gross floor area of properties under management of the Group; (2) the increases in revenue of value-added services for property owners and non-property owners; and (3) the improvement on the operational efficiency of the Group.

As at the date of this announcement, the Company is still in the process of finalizing the annual results of the Group for the year ended 31 December 2020. The financial information in this announcement is only based on a preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2020, which have not yet been audited or reviewed by the Company’s auditor or the audit committee of the Company, and may be subject to adjustments. The actual results of the Group for the year ended 31 December 2020 may therefore be different from the information disclosed in this announcement. Shareholders and potential investors of the Company are advised to carefully read the annual results announcement of the Company for the year ended 31 December 2020, which is expected to 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
Roiserv Lifestyle Services Co., Ltd.
Geng Jianfu
Chairman and Executive Director

Langfang, the PRC

28 January 2021

As at the date of this announcement, the executive Directors are Mr. Geng Jianfu, Mr. Xiao Tianchi and Mr. Liu Yonggang, the non-executive Director is Mr. Zhang Wenge; and the independent non-executive Directors are Mr. Jin Wenhui, Mr. Siu Chi Hung and Mr. Tang Yishu.