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CIFI Ever Sunshine Services Group Limited

旭辉永升服务集团有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1995)

INSIDE INFORMATION POSITIVE PROFIT ALERT

This announcement is made by CIFI Ever Sunshine 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 (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders and potential investors of the Company that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2021 and the information currently available to the Company, the unaudited consolidated net profit of the Group and the profit attributable to owners of the Company for the year ended 31 December 2021 are both expected to record a year-on-year increase by more than 50% as compared to that for the corresponding period in 2020 (the corresponding period in 2020: RMB442.6 million and RMB390.4 million, respectively). Such increase was mainly attributable to (i) the increase in gross floor area of properties under management by the Group; (ii) the growth in revenue generated from community value-added services; (iii) the decrease in net foreign exchange loss, as well as the increase in bank interests and gain from fair value changes of financial assets at fair value through profit or loss; and (iv) the financial effects brought by the newly acquired subsidiaries.

As the Company is still in the process of preparing and finalizing the annual results of the Group for the year ended 31 December 2021, the information contained in this announcement is only based on the preliminary assessment by the Company's management team with reference to the unaudited consolidated management accounts of the Group for the year ended 31 December 2021 and the information currently available to the Company, which have not been confirmed or reviewed by the auditors or the audit committee of the Company and may therefore be subject to changes.

Shareholders and potential investors of the Company should read the Company's annual results announcement for the year ended 31 December 2021 carefully, which is expected to be published before the end of March 2022.

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

By order of the Board
CIFI Ever Sunshine Services Group Limited
LIN Zhong
Chairman

Hong Kong, 8 March 2022

As at the date of this announcement, the executive Directors are Mr. LIN Zhong, Mr. ZHOU Hongbin and Mr. ZHOU Di, the non-executive Director is Mr. LIN Feng; and the independent non-executive Directors are Mr. MA Yongyi, Mr. YU Tiecheng and Mr. CHEUNG Wai Chung.