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JINMAO PROPERTY SERVICES CO., LIMITED

金茂物業服務發展股份有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 00816)

INSIDE INFORMATION

Approval of Dividend Distribution Plan for the Financial Years from 2026 to 2027

This announcement is made by Jinmao Property Services Co., 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 under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (as defined in the Listing Rules).

The board of directors of the Company (the “**Board**”) announces the Company’s dividend distribution plan (the “**Plan**”) for the financial years from 2026 to 2027.

To the extent permitted by relevant regulations and the Company’s dividend policy (the “**Dividend Policy**”), and barring any unforeseen circumstances, the Company plans to distribute to the shareholders of the Company (the “**Shareholders**”), for each period during the two financial years from 2026 to 2027, not less than 50% of the profit attributable to owners of the parent as realized in the Group’s consolidated statement of comprehensive income for the respective period as dividends. The Company will, from time to time, determine more favorable dividend distribution plans based on performance growth.

Background and Reason for the Plan

The Board’s considerations in approving the Plan include the following factors:

To ensure the continuity of the Company’s dividend arrangements and to demonstrate the Company’s firm confidence and determination to reciprocate the support of shareholders, the Plan is hereby adopted.

Thanks to the steadfast support of shareholders and the relentless efforts of all employees, the Group is resolutely advancing towards the strategic goal of “customer satisfaction, financial health, sustained growth and organizational refinement.” It continues to strengthen the operational foundation for sustainable development while achieving long-term quality growth through refined governance, service quality upgrades and business structure optimization. Meanwhile, the Group deeply aligns with the core attributes (light assets, high cash flow and counter-cyclical nature) of the property management sector and has established a stable cash flow guarantee system. The Group is fully confident in its ability to create long-term value and firmly reward shareholders, thereby adequately supporting the steady implementation of this dividend plan.

Compliance with Dividend Policy

The Company has adopted a dividend policy regarding dividend payments. The Board has to consider multiple factors in determining the frequency, amount and form of any dividend in any financial year/period, including the actual and expected financial performance of the Group, the economic conditions and other internal or external factors, the Group's business strategies and operations, the current and future liquidity position and capital requirements, etc. The Board may also consider the issuance of bonus shares on a basis as permitted by the applicable laws and regulations. The recommendation of the payment of dividend is subject to the absolute discretion of the Board, and any declaration of final dividend for the year will be subject to the approval of the shareholders.

The Plan does not constitute a declaration of any dividend and there can be no assurance that dividends will be paid in any particular amount for any given period. No representation is made that any amount in any currency could have been distributed or could be distributed. No person can make any demand or claim against any member of the Group or any director or employee of any member of the Group for any entitlement under the Plan and no person can hold any member of the Group or any director or employee of any member of the Group liable for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement. Shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
Jinmao Property Services Co., Limited
Song Liuyi
Chairman

Hong Kong, 23 March 2026

As at the date of this announcement, the executive Directors are Mr. Song Liuyi (Chairman), Mr. Li Yulong and Mr. Zhao Jinlong; the non-executive Directors are Mr. Cui Yan and Ms. Qiao Xiaojie; and the independent non-executive Directors are Dr. Chen Jieping, Dr. Han Jian and Mr. Sincere Wong.