

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.

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)

PROFIT WARNING

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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors of the Company (the “**Directors**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2022 (the “**Reporting Period**”) and the information currently available to the Board, the Group is expected to record a net profit of approximately RMB236 million for the Reporting Period, representing a year-on-year decrease of 42.5% as compared to the net profit of RMB400 million for the year ended 31 December 2021.

Based on the information currently available, such decrease was primarily due to (i) the impairment loss for the account receivables made on the Group's property developer customers amounted to RMB154 million as a result of the impact brought by the slowdown of the real estate market in China and the industrial-wide liquidity restraints; (ii) the impact of the COVID-19 lockdown, as it was difficult for some of the Group's business and commercial activities to carry out normally, which had a certain negative impact on revenue and profit; and (iii) the significant decrease in the gross floor area of property projects delivered by the property developer customers of the Group during the Reporting Period which has adversely affected the demand of the value-added services of the Group which has a higher profit margin.

As at the date of this announcement, the Company is still in the process of finalizing the audited annual results of the Group for the Reporting Period. The information contained in this announcement is only based on the preliminary review of the unaudited consolidated management accounts of the Group for the Reporting Period and is not based on any figures or information audited by the Company's auditors or reviewed by the audit committee of the Board. As such, the actual financial results of the Group for the Reporting Period may differ from what is disclosed in this announcement. Shareholders and potential investors are advised to read carefully the annual results announcement of the Company for the Reporting Period, which is expected to be published by the Company before the end of March 2023.

Shareholders and potential investors 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, March 21, 2023

As at the date of this announcement, the Board comprises Mr. Geng Jianfu, Ms. Liu Hongxia and Mr. Xiao Tianchi as executive Directors; Mr. Zhang Wenge as non-executive Director; and Mr. Jin Wenhui, Mr. Xu Shaohong and Mr. Tang Yishu as independent non-executive Directors.