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**EXCELLENCE COMMERCIAL PROPERTY &
FACILITIES MANAGEMENT GROUP LIMITED**

卓越商企服務集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6989)

**ANNOUNCEMENT
POSITIVE PROFIT ALERT**

This announcement is made by Excellence Commercial Property & Facilities Management Group Limited (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 approximately 75% in net profit attributable to equity shareholders of the Company for the year ended 31 December 2020 as compared to the net profit attributable to equity shareholders of the Company in the amount of RMB178.5 million for the year ended 31 December 2019.

The substantial increase is mainly attributable to (i) the increase in the floor area of the properties under management by the Group; and (ii) the increase in income from value-added services during the year ended 31 December 2020.

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 of Directors
**Excellence Commercial Property &
Facilities Management Group Limited**
Li Xiaoping
Chairman

Hong Kong, 27 January 2021

As at the date of this announcement, the executive Directors are Mr. Li Xiaoping and Ms. Guo Ying, the non-executive Directors are Mr. Wang Dou and Mr. Wang Yinhu; and the independent non-executive Directors are Mr. Huang Mingxiang, Mr. Kam Chi Sing and Ms. Liu Xiaolan.