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CHINA TIANBAO GROUP DEVELOPMENT COMPANY LIMITED
中國天保集團發展有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1427)

PROFIT WARNING

This announcement is made by China Tianbao Group Development Company 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 (the “**Shareholders**”) and potential investors of the Company that, the preliminary estimation made based on the unaudited consolidated management accounts of the Group for the six months ended June 30, 2021 (the “**Period**”) and other information currently available to the management of the Company, the expected net profit of the Group for the Period will range from RMB30,000,000 to RMB35,000,000, representing a decrease of approximately 75% to 80% as compared with that for the six months ended June 30, 2020 (the “**Same Period Last Year**”).

The Board believes that, such decrease in the net profit is mainly due to the following factors: (i) lower revenue and gross profit of the properties delivered by the Group during the Period regarding a decrease in the number of properties sold at a price lower than expected resulting from the outbreak of COVID-19 Pandemic and China’s regulatory policies imposed on the real estate market (including the restrictions on purchase and pricing of houses); and (ii) the area of the properties delivered by the Group during the Period was less than that of the Same Period Last Year.

The information set out in this announcement is only based on a preliminary assessment by the management of the Company based on the unaudited consolidated management accounts of the Group for the Period and other information of the Company currently available, which has not been reviewed or audited by the auditors and the audit committee of the Company. Therefore, the financial results of the Group for the Period may be different from the information disclosed in this announcement. Details about the financial results and performance of the Group to be disclosed in the interim results announcement of the Company shall prevail. Shareholders and potential investors of the Company should read carefully the interim results announcement of the Group for the Period which is expected to be issued by the end of August 2021.

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

By order of the Board
China Tianbao Group Development Company Limited
Li Baotian
Chairman of the Board and Executive Director

Hong Kong, August 6, 2021

As at the date of this announcement, the executive directors of the Company are Mr. Li Baotian, Ms. Shen Lifeng, Ms. Wang Xinling, Mr. Li Yaruixin, Ms. Wang Huijie and Mr. Zang Lin; and the independent non-executive directors of the Company are Mr. Li Xu, Mr. Liu Kaixiang and Mr. Li Qingxu.