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上海瑞威資產管理股份有限公司

**Shanghai Realway Capital Assets Management Co., Ltd.**

*(A joint stock limited company incorporated in the People's Republic of China with limited liability)*

**(Stock Code: 1835)**

### **PROFIT WARNING**

This announcement is made by Shanghai Realway Capital Assets Management Co., Ltd. (the “**Company**”, and 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 “**SFO**”).

The Board wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the information currently available to the board (the “**Board**”) of directors (the “**Directors**”) of the Company and the preliminary review of the latest unaudited consolidated financial information of the Group, the Group is expected to record a net loss of not less than RMB37.0 million for the year ended 31 December 2021 (“**the Year**”) as compared to the audited net profit of approximately RMB7.8 million recorded for the year ended 31 December 2020.

The expected net loss of the Group for the Year was mainly due to the following reasons:

- (i) As stated in the profit warning announcement of the Company dated 5 August 2021, during the Year, due to the increasingly tightened regulation and control on the real estate market, the progress of implementation of new investment projects and new fund-raising slowed down, and the regular management fee rate of new funds was also lowered in light of the declining profitability of the real estate industry as the underlying investment of the funds; under the ongoing impact of the COVID-19 pandemic (the “**Epidemic**”), the disposal of existing projects invested by the Group’s managed funds fell short of expectation and the Group ceased to receive regular management fee from certain funds which entered the liquidation period, which in turn affected the revenue from regular management fees to a certain extent; in addition, the performance fees recorded by the Group’s managed funds from exited investments during the Year were also lower than the previous year due to the general downturn in the property market which affected the profitability of the underlying investment of the funds;

- (ii) During the Year, the Group's dividend income from investment in project funds and Fund(s) of Funds, which are flexible funds structured and managed, or co-managed, by our Group which may invest in designated types of funds under our portfolio instead of making direct investment into any investment projects by its own capital significantly decreased, resulting in a significant decrease in other income and gains as compared to the previous year; and
- (iii) Taking into account the forward-looking factors of debtors and the economic environment, in particular the tightened regulatory policies in the real estate sector and the adverse impact brought about by the Epidemic on the overall economic trend, which delayed the Group's progress in collecting its receivables, the provision for losses recognised by the Group in respect of trade receivables as at 31 December 2021 based on the lifetime expected credit losses increased significantly as compared to the previous year.

As at the date of this announcement, the Group is still in the process of finalising its annual results for the Year. The information contained in this announcement is made solely on the basis of the information currently available to the Board and the preliminary review of the unaudited consolidated financial information by the Group, which has not been audited or reviewed by the Company's auditors or the audit committee of the Board. Details of the annual results of the Group for the Year will be announced at the end of March 2022.

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

By Order of the Board  
**Shanghai Realway Capital Assets Management Co., Ltd.**  
**Mr. Zhu Ping**  
*Chairman, Chief Executive Officer and Executive Director*

Shanghai, the PRC  
11 March 2022

*As at the date of this announcement, the Board comprises Mr. Zhu Ping, Mr. Duan Kejian and Ms. Chen Min as executive Directors; Mr. Wang Xuyang and Mr. Cheng Jun as non-executive Directors; and Ms. Yang Huifang, Mr. Shang Jian and Mr. Liu Yunsheng as independent non-executive Directors.*