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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 (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the information currently available to the Board and the preliminary review of the latest unaudited consolidated financial information of the Group for the six months ended 30 June 2022 (the “**Period**”), the Group is expected to record a net loss of not less than RMB10.0 million for the Period as compared to the net profit of approximately RMB0.8 million recorded for the six months ended 30 June 2021.

The expected change from profit to loss in the Group’s results is mainly due to the decrease in the regular management fees received by the funds managed by the Group during the Period as compared to the same period last year. In the first half year of 2022, there had been outbreak of the COVID-19 pandemic (the “**Pandemic**”) in multiple cities in China, and a two-months lockdown was implemented in Shanghai, the Group’s principal place of business, to contain the Pandemic. As a result of the negative impact, the disposal of existing projects invested by the Group’s managed funds was not as fast as expected, and the Group ceased to receive regular management fees from certain funds which entered into liquidation. In addition, the Group adopted a more prudent investment strategy due to the sluggish performance of the real estate market in the first half of the year, which, together with the Pandemic control measures, resulted in the hindrance of new business expansion and thus no new investment projects were acquired during the Period. The combination of the aforementioned factors resulted in a decrease in the gain of the regular management fees recorded by the Group of approximately RMB11.0 million as compared to the same period last year.

As at the date of this announcement, the Group is still in the process of finalising its interim results for the Period. 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 of the Group, which has not been audited or reviewed by the Company's auditors or the audit committee of the Board. Details of the interim results of the Group for the Period will be announced in August 2022 which may be different from the information disclosed in this announcement.

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
1 August 2022

As of 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 Hui Fang, Mr. Shang Jian and Mr. Zhu Hongchao as independent non-executive Directors.