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Fortune Sun (China) Holdings Limited **富陽（中國）控股有限公司**

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 00352)

PROFIT WARNING

This announcement is made by Fortune Sun (China) Holdings 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 (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 preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2022 (the “**Period**”) and currently available information, the Group expects to record a net loss attributable to owners of the Company of around RMB4 million, as compared with a net profit of approximately RMB173,000 recorded for the corresponding period in 2021.

The net loss attributable to the owners of the Company for the Period was mainly attributable to the significant decrease in revenue as compared with the corresponding period in 2021, which was mainly resulted from the decline in demand from the primary property markets in the People’s Republic of China as a result of the resurgence of the COVID-19 pandemic and the corresponding preventive and control measures imposed by the local government, including, among other things, lockdowns and travel restrictions in Shanghai and the nearby regions, which in turn affected business operations.

The Company is still in the process of finalising the consolidated interim results of the Group for the Period. The information contained in this announcement is only an assessment by the management of the Company based on currently available information and such information has not been audited or reviewed by the Company's auditors and is subject to adjustments. The consolidated interim results of the Group for the Period are expected to be announced before the end of August 2022. Shareholders and potential investors of the Company are advised to read the Company's interim results announcement with care when it is published.

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

By order of the Board
Fortune Sun (China) Holdings Limited
Chiang Chen Feng
Chairman

Hong Kong, 5 August 2022

As at the date of this announcement, the executive Directors are Mr. Chiang Chen Feng, Ms. Chang Hsiu Hua and Mr. Han Lin; the non-executive Director is Ms. Lin Chien Ju; and the independent non-executive Directors are Mr. Cui Shi Wai and Mr. Lam Chun Choi and Mr. Chow Yiu Ming.