

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



CENTURY GINWA RETAIL HOLDINGS LIMITED

世紀金花商業控股有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 162)

INSIDE INFORMATION PROFIT WARNING

This announcement is made by Century Ginwa Retail Holdings Limited (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 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 and potential investors that based on the preliminary review of the management accounts of the Group for the six-month period ended 30 June 2022 and information currently available, it is expected that the Group will record an increase of over 39% in the loss attributable to equity shareholders of the Company for the six-month period ended 30 June 2022 as compared to the six-month period ended 30 June 2021.

Based on currently available information, the aforesaid increase in the loss attributable to equity shareholders of the Company was mainly attributable to:

- (i) a drop in the Group’s revenue by approximately 20% attributable to the implementation of renovation plan of two department stores and a shopping mall of the Group in Xi’an;
- (ii) the provisions for impairment of goodwill and intangible assets of approximately RMB30.16 million, which is determined based on: (a) the delay in the opening of one of the department stores as mentioned in item (i); and (b) a conservative estimate of the sales situation of the department store after its opening. As such impairment is non-cash in nature, it will not have any material effect on the cash flow and the business operation of the Group; and
- (iii) net finance costs expected to increase by approximately 36% as compared to the same period last year attributable to the increase in loan amount and lease liability.

The results of the Group for the six-month period ended 30 June 2022 remain subject to finalization and necessary adjustments. The information contained in this announcement is only based on the preliminary assessment by the Company's management with reference to the information currently available to the Board, including the consolidated management accounts of the Group for the six-month period ended 30 June 2022, and is not based on any figures or information that has been audited or reviewed by the auditors or the audit committee of the Company. The information contained in this announcement may be different from the financial information to be published. Shareholders of the Company and potential investors are advised to read carefully the details of the Group's interim results for the six-month period ended 30 June 2022, which are expected to be published in mid-August 2022.

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

By order of the Board
Century Ginwa Retail Holdings Limited
Huang Shunxu
Chairman

Hong Kong, 10 August 2022

As at the date of this announcement, the Board comprises three executive directors, being Mr. Huang Shunxu, Mr. Qin Chuan and Ms. Wan Qing; two non-executive directors, being Mr. Li Yang and Mr. Chen Shuai, and three independent non-executive directors, being Mr. Tsang Kwok Wai, Mr. Ruan Xiaofeng and Ms. Song Hong.