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## **INSIDE INFORMATION**

### **PROFIT WARNING**

**(Stock code: 03377)**

**(Debt stock codes: 5782, 5869, 5276, 5623, 40115, 40670, 40760, 5202)**

This announcement is made by Sino-Ocean Group Holding 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 under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the "**Board**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the Board's preliminary review of the latest unaudited consolidated management accounts of the Group for the six months ended 30 June 2022 (the "**Period**") and the information currently available to the Board, the Group is expected to record a loss attributable to owners of the Company ranging between approximately RMB1,000 million to RMB1,200 million for the Period, as compared to a profit attributable to owners of the Company of approximately RMB1,010 million for the six months ended 30 June 2021. Based on the information currently available, the expected loss was mainly attributable to (i) the exchange loss mainly due to the depreciation of Renminbi; (ii) the decrease in the share of profit from joint ventures; and (iii) the decline in gross profit margin as a result of the downturn in the overall real estate market and the continuous COVID-19 pandemic in the People's Republic of China, for the Period.

As at the date of this announcement, the Company is still in the course of finalising its unaudited consolidated management accounts for the Period. The information contained in this announcement is only based on the Board's preliminary review of the Group's latest unaudited consolidated management accounts for the Period and the information currently available to the Board, and is not based on any figures or information reviewed or audited by the auditors of the Company or the audit committee of the Company and

may be subject to adjustments arising from further review. Shareholders and potential investors are advised to read carefully the interim results of the Company for the Period, which is expected to be published by the end of August 2022.

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

By order of the Board  
**Sino-Ocean Group Holding Limited**  
**SUM Pui Ying**  
Company Secretary

Hong Kong, 19 August 2022

*As at the date of this announcement, the Board comprises Mr. LI Ming, Mr. WANG Honghui and Mr. CUI Hongjie as executive directors; Ms. HUANG Xiumei, Mr. ZHAO Peng, Mr. HOU Jun, Mr. CHEN Ziyang and Mr. ZHAN Zhong as non-executive directors; and Mr. HAN Xiaojing, Mr. SUEN Man Tak, Mr. WANG Zhifeng, Mr. JIN Qingjun and Ms. LAM Sin Lai Judy as independent non-executive directors.*