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**China Jinmao Holdings Group Limited**  
**中國金茂控股集團有限公司**

*(Incorporated in Hong Kong with limited liability)*  
**(Stock code: 00817)**

**INSIDE INFORMATION**  
**PROFIT WARNING**

This announcement is made by China Jinmao Holdings Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company and potential investors that based on a preliminary assessment of the unaudited management accounts of the Group for the year ended 31 December 2023 (the “**Year**”) and the information currently available to the Board, it is expected that the Group will record a loss attributable to owners of the parent of approximately RMB6.7 billion for the Year, while the Group’s profit attributable to owners of the parent for the year ended 31 December 2022 (“**Last Year**”) amounted to approximately RMB1.98 billion. In addition, it is expected that the Group will record a loss attributable to owners of the parent (excluding fair value gains on investment properties) of approximately RMB6.6 billion for the Year, while the profit attributable to owners of the parent (excluding fair value gains on investment properties) amounted to approximately RMB910 million Last Year. The aforementioned loss and decrease were mainly due to the impact of the downturn in the real estate industry, the provision for impairment of properties under development and properties held for sale during the Year in respect of the projects of the Group and some of its associates and joint ventures, the decrease in gross profit due to the decrease in revenue and gross profit margin of some of the Group’s property development projects and the decrease in the amount of revenue generated from land development, as well as a significant decrease in one-off gains arising from acquisitions, mergers and disposals as compared to Last Year.

The information contained herein is only a preliminary assessment provided based on the unaudited management accounts of the Group, which has not been audited or reviewed by the auditors of the Company or the audit committee under the Board. The Company is still in the process of finalizing the annual results of the Group for the Year. Investors should carefully read the details of the annual results of the Group, which will be published by the end of March 2024.

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

By order of the Board  
**China Jinmao Holdings Group Limited**  
**ZHANG Zenggen**  
*Chairman*

Hong Kong, 1 March 2024

*As at the date of this announcement, the Directors of the Company are Mr. ZHANG Zenggen (Chairman), Mr. TAO Tianhai, Mr. ZHANG Hui and Ms. QIAO Xiaojie as Executive Directors; Mr. CHENG Yong, Ms. CHEN Aihua, Mr. AN Hongjun and Ms. WANG Wei as Non-executive Directors; and Mr. SU Xijia, Mr. SUEN Man Tak, Mr. GAO Shibin and Mr. ZHONG Wei as Independent Non-executive Directors.*