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DEXIN CHINA HOLDINGS COMPANY LIMITED

德信中国控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2019)

PROFIT WARNING

This announcement is made by Dexin China Holdings Company Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) 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 (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (“**Shareholders**”) and potential investors that based on the preliminary review of the Group’s unaudited consolidated management accounts for the year ended 31 December 2023 (the “**Period**”) and other information currently available, it is expected that the Group will record a net loss ranging from approximately RMB1,900 million to RMB2,050 million for the Period, as compared to a net profit of approximately RMB162 million for the corresponding period in 2022; and a loss attributable to the Shareholders ranging from approximately RMB2,100 million to RMB2,250 million, as compared to a profit attributable to the Shareholders of approximately RMB374 million for the corresponding period in 2022.

The expected decrease is mainly due to (1) an increase in the cost of sales as a result of the continuous downturn in macro economy and the real estate market; (2) fair value losses on investment properties recorded by the Group as affected by the market environment; (3) an increase in selling and marketing expenses and administrative expenses; (4) losses recorded from the share of results of joint ventures and associates during the Period; and (5) a reduction in the number of property projects under development during the Period as compared to that for the corresponding period in 2022, resulting in a decline in the capitalization rate of interest.

The Company is in the process of finalising the consolidated results of the Group for the Period. The information contained in this announcement is only based on the Board's preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2023 and the information currently available, which have not been audited or reviewed by the auditor of the Company nor reviewed by the audit committee under the Board and may be subject to adjustments. Details of the financial information and performance of the Group for the year ended 31 December 2023 will be disclosed in the annual results announcement of the Company for the Period, which is expected to be published on 25 April 2024.

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

By order of the Board
DEXIN CHINA HOLDINGS COMPANY LIMITED
Hu Yiping
Chairman

Hong Kong, 22 April 2024

As of the date of this announcement, the Board of Directors of the Company comprises Mr. Hu Yiping and Mr. Fei Zhongmin as executive Directors, Mr. Hu Shihao as a non-executive Director, and Dr. Wong Wing Kuen Albert, Mr. Ding Jiangang and Mr. Chen Hengliu as independent non-executive Directors.