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## **INSIDE INFORMATION PROFIT WARNING**

This announcement is made by Sino-Ocean Service 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 of the Company (the **"Board"**) 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 2024 (the **"Period"**) and the information currently available to the Board, the Group is expected to record a profit attributable to owners of the Company ranging between approximately RMB56.0 million and RMB62.0 million for the Period, as compared to a profit attributable to owners of the Company of approximately RMB128.7 million for the six months ended 30 June 2023. Based on the information currently available, the expected decrease in profit attributable to owners of the Company was mainly attributable to (i) the continuous real estate market downturn which lengthened the settlement cycle of relevant businesses and in turn led to an increase in the provision for trade and other receivables; and (ii) the absence of disposal of investment in a joint venture during the Period, while the Group recorded a one-off gain on disposal of investment in a joint venture in the corresponding period last year.

As at the date of this announcement, the Company is in the course of finalising its unaudited consolidated management accounts for the Period. The information contained in this announcement is only a preliminary assessment made by the Board based on the latest unaudited consolidated management accounts of the Group prepared in accordance with the Hong Kong Financial Reporting Standards (HKFRS), which has not been reviewed or audited by the auditors of the Company and may be subject to adjustments arising from further review. Shareholders and potential investors are advised not to place undue reliance on such information. Details of the unaudited financial information of the Group for the Period will be disclosed in the Company's interim results announcement to be issued by the end of August 2024, which shall prevail over the information contained in this announcement.

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

By Order of the Board  
**Sino-Ocean Service Holding Limited**  
**YANG Deyong**  
*Joint Chairman*

Hong Kong, 16 August 2024

*As at the date of this announcement, the Board comprises Mr. Yang Deyong and Ms. Zhu Geying as executive directors, Mr. Cui Hongjie and Mr. Hou Min as non-executive directors, and Dr. Guo Jie, Mr. Ho Chi Kin Sammy and Mr. Leung Wai Hung as independent non-executive directors.*