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SRE GROUP LIMITED

上置集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 1207)

PROFIT WARNING

This announcement is made by SRE Group 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 of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on preliminary review of the unaudited consolidated management accounts of the Group, the Group is expected to record unaudited net loss and unaudited loss attributable to the shareholders of the Company for the six months ended 30 June 2019 (the “**Reporting Period**”), as compared with the unaudited net profit and unaudited profit attributable to the shareholders of the Company of approximately RMB97 million and RMB82 million respectively for the six months ended 30 June 2018. Such loss is mainly attributable to the decrease in revenue and gross profit from real estate development as a result of the decrease in areas delivered in the sales of the properties. Meanwhile, gains from the Group’s exit from investments decreased during the Reporting Period as a result of stricter regulation and control in domestic property industry.

The Company is in the process of finalizing the results of the Group for the Reporting Period. The information contained in this announcement is only a preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group currently available and is not based on any figures or information which have been audited or reviewed by the auditors of the Company. The Company expects to publish an announcement on the interim results of the Group for the Reporting Period before the end of August 2019.

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

On behalf of the Board
SRE GROUP LIMITED

Peng Xinkuang
Chairman and Chief Executive Officer

Hong Kong, 6 August 2019

As at the date of this notice, the board of directors of the Company comprises six executive directors of the Company, namely Mr. Peng Xinkuang, Mr. Chen Donghui, Mr. Zhu Qiang, Ms. Qin Wenyong, Mr. Jiang Qi and Ms. Jiang Chuming; and four independent non-executive directors of the Company, namely Mr. Zhuo Fumin, Mr. Chan, Charles Sheung Wai, Mr. Ma Lishan and Mr. Han Gensheng.

* *For identification purpose only*