

THE CONTENT OF THIS ANNOUNCEMENT HAS BEEN PUBLISHED USING EQUITY STOCK CODE (STOCK CODE: 2608) ON 22 MARCH 2021 AND IS NOW REPUBLISHED USING DEBT STOCK CODE (STOCK CODE: 5696) FOR THE DEBT HOLDERS INFORMATION.

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Sunshine 100 China Holdings Ltd

陽光100中國控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2608)

PROFIT WARNING

This announcement is made by Sunshine 100 China Holdings Ltd (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions 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 shareholders, bondholders and potential investors of the Company that, according to the preliminary review of the unaudited consolidated management accounts of the Group and other information currently available to the Company, it is expected that the annual profit of the Group for the year ended 31 December 2020 will decrease by more than 50% as compared with the corresponding period of 2019. The expected decrease was mainly due to (1) the decrease in recognition of gain on disposal; and (2) the lower valuation gains on investment properties of the Group and lower revenue recognition due to the delayed delivery of properties as a result of the adverse impact of the COVID-19 pandemic.

The information set out in this announcement is only based on a preliminary assessment by the management of the Company based on the consolidated management accounts of the Company and other information currently available to the Company, which has not been fully reviewed by the Company’s auditors. Details about the financial information for the year ended 31 December 2020 to be disclosed in the annual results announcement of the Company shall prevail.

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

By Order of the Board
Sunshine 100 China Holdings Ltd
Yi Xiaodi
Chairman and Executive Director

Beijing, the PRC
22 March 2021

As at the date of this announcement, the executive directors of the Company are Mr. Yi Xiaodi and Mr. Fan Xiaochong, the non-executive directors of the Company are Ms. Fan Xiaohua and Mr. Wang Gongquan, and the independent non-executive directors of the Company are Mr. Gu Yunchang, Mr. Ng Fook Ai, Victor and Mr. Wang Bo.