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FULLSUN INTERNATIONAL HOLDINGS GROUP CO., LIMITED
福晟國際控股集團有限公司
(Incorporated in Bermuda with limited liability)
(Stock Code: 00627)

PROFIT WARNING

This announcement is made by Fullsun International Holdings Group Co., Limited (the "**Company**" and 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 (the"**Listing Rules**") and the Inside Information Provisions (as defined in 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 its preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2020 (the "**Reporting Year**") and the information currently available to the Board, the Group is expected to record a net loss for the Reporting Year in the range of approximately RMB1.5 billion to RMB1.6 billion as compared with a net profit of approximately RMB0.28 billion recorded for the year ended 31 December 2019 (the "**Previous Year**"). Based on the latest information available to the Board, this was mainly attributable to the outbreak of the Coronavirus Disease-19 (COVID-19), (i) the expected valuation loss for the investment properties and inventory of properties transferred to the investment properties of the Group for the Reporting Year of approximately RMB607 million as compared to the valuation gain for the Previous Year of approximately RMB106 million; and (ii) the Group launched promotional activities and offered discounts in sale price, the expected gross loss of the Group for the Reporting Year of approximately RMB402 million as compared to the gross profit of the Group for the Previous Year of approximately RMB404 million. Notwithstanding the above, the decrease in the fair value of investment properties is a non-cash item.

Information contained in this announcement is only a preliminary assessment of the Board based on the latest unaudited consolidated management accounts of the Group for the Reporting Year and the information currently available to the Board, which has not been audited or reviewed by the independent auditors or the audit committee of the Company and is still subject to possible adjustments arising from further review. Shareholders and potential investors are advised to read carefully the annual results announcement of the Company for the Reporting Year when it is published.

CONTINUED SUSPENSION OF TRADING

Trading in the shares of the Company on the Stock Exchange has been suspended with effect from 9:00 a.m. on 1 April 2021 because of the delay in publication of the Company's preliminary results in respect of the financial year ended 31 December 2020, and will remain suspended until further notice.

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

By order of the Board
Fullsun International Holdings Group Co., Limited
Pan Haoran
Executive Director and Chief Executive Officer

Hong Kong, 22 June 2021

As at the date of this announcement, the Board comprises three executive Directors, namely Mr. Pan Haoran, Mr. Li Jinrong and Mr. Tang Kwok Hung and three independent non-executive Directors, namely Mr. Kong Tat Yee, Mr. Yau Pak Yue and Mr. Zheng Zhen.