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上海瑞威資產管理股份有限公司

**Shanghai Realway Capital Assets Management Co., Ltd.**

*(A joint stock limited company incorporated in the People's Republic of China with limited liability)*

**(Stock Code: 1835)**

### **PROFIT WARNING**

This announcement is made by Shanghai Realway Capital Assets Management Co., Ltd. (the “**Company**”, and 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 “**SFO**”).

The Board wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the information currently available to the board (the “**Board**”) of directors (the “**Directors**”) of the Company and the preliminary review of the latest unaudited consolidated financial information of the Group, the Group is expected to record a net profit of less than RMB1.0 million for the six months ended 30 June 2021 (“**the Period**”) as compared to the net profit of approximately RMB7.8 million recorded for the six months ended 30 June 2020, representing a decrease of not less than 87.2%.

The expected decrease in net profit of the Group was mainly due to the decline in regular management fees charged from funds under management for the Period as compared to the corresponding period last year. On one hand, due to the increasingly tightened regulation and control on the real estate market, the progress of implementation of new investment projects and the progress of new fund-raising slowed down, and the regular management fee rate of new funds was also lowered in light of the declining profitability of the real estate industry as the underlying investment of the funds. On the other hand, under the ongoing impact of the COVID-19 pandemic, the disposal of existing projects invested by the Group's managed funds fell short of expectation and the Group ceased to receive regular management fee from certain funds which entered the liquidation period, which in turn affected the revenue from regular management fees to a certain extent.

The Board considers that notwithstanding the severe challenges encountered in the market environment, the Group still maintains a sound financial position. With China's economy gradually recovering from the pandemic and Shanghai's strategic deployment to build a global asset management center gathering pace, the Group will also try to explore new business directions in the field of asset management. The Board remains confident of the long-term prospects of the Group.

The Company is still in the process of finalising the interim results of the Group for the six months ended 30 June 2021. The information contained in this announcement is made solely on the basis of the information currently available to the Board and the preliminary review of the unaudited consolidated financial information by the Group, which has not been audited or reviewed by the Company's auditors or the audit committee of the Board. Details of the interim results of the Company for the six months ended 30 June 2021 will be announced in August 2021.

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

By Order of the Board  
**Shanghai Realway Capital Assets Management Co., Ltd.**  
**Mr. Zhu Ping**  
*Chairman, Chief Executive Officer and Executive Director*

Shanghai, the PRC, 5 August 2021

*As at the date of this announcement, the Board of the Company comprises Mr. Zhu Ping, Mr. Duan Kejian and Ms. Chen Min as executive Directors; Mr. Wang Xuyang and Mr. Cheng Jun as non-executive Directors; and Ms. Yang Huifang, Mr. Shang Jian and Mr. Liu Yunsheng as independent non-executive Directors.*