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E-House (China) Enterprise Holdings Limited

易居（中國）企業控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 2048)

INSIDE INFORMATION PROFIT WARNING

This announcement is made by E-House (China) Enterprise Holdings Limited (the “**Company**”, and together with its subsidiaries and consolidated affiliated entities, 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 (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on a preliminary review of the Group’s unaudited consolidated management accounts for the year ended 31 December 2021 (the “**Reporting Period**”) and information currently available to the Board, the Group is expected to record a loss ranging from approximately RMB9.2 billion to RMB9.6 billion for the Reporting Period as compared to a profit of RMB439.2 million for the year ended 31 December 2020, which is mainly attributable to (i) the decline in the business scale of the Group as a result of the overall downturn in the real estate market; (ii) the recognition of additional loss allowance on expected credit loss of the Group’s outstanding trade related receivables from certain customers engaged in property development whose credit quality has worsened; and (iii) the impairment loss on other assets as a result of the overall downturn in the real estate market.

The Company is currently in the process of finalizing the consolidated annual results of the Group for the Reporting Period. The information contained in this announcement is only based on the preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group for the Reporting Period and the information currently available to the Board, which have not been confirmed, audited or reviewed by the Company’s independent auditor and are subject to finalization and necessary adjustments. Shareholders and potential investors are advised to refer to the audited consolidated annual results of the Group to be published in due course.

Shareholders and potential investors should exercise caution when dealing in the securities of the Company.

By order of the Board
E-House (China) Enterprise Holdings Limited
Zhou Xin
Chairman

Hong Kong, 21 March 2022

As at the date of this announcement, the Board of Directors of the Company comprises Mr. Zhou Xin as Chairman and executive Director, Mr. Huang Canhao, Dr. Cheng Li-Lan and Dr. Ding Zuyu as executive Directors, Mr. Tang Xing, Mr. Zhang Hai, Ms. Xie Mei and Mr. Lv Peimei as non-executive Directors, and Mr. Zhang Bang, Mr. Zhu Hongchao, Mr. Wang Liqun and Mr. Li Jin as independent non-executive Directors.