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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 2021 (the “**Reporting Year**”) and the information currently available to the Board, the Group is expected to record a net loss attributable to equity shareholders of the Company for the Reporting Year of not more than approximately RMB0.6 billion as compared with a net loss of approximately RMB1.4 billion recorded for the year ended 31 December 2020 (the “**Previous Year**”). Based on the latest information available to the Board, this was mainly attributable to the (i) the expected valuation loss for the investment properties of the Group for the Reporting Year of approximately RMB107 million as compared to the valuation loss for the Previous Year of approximately RMB607 million; and (ii) the gross profit margin was improved due to the different regions of properties delivered during the Reporting Year compared with the Previous Year, the expected gross profit of the Group for the Reporting Year of not less than RMB150 million as compared to the gross loss of the Group for the Previous Year of approximately RMB211 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.

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

Hong Kong, 28 March 2022

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