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## **Changsha Broad Homes Industrial Group Co., Ltd.**

### **長沙遠大住宅工業集團股份有限公司**

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

**(Stock Code: 2163)**

### **PROFIT WARNING**

This announcement is made by Changsha Broad Homes Industrial Group Co., Ltd. (the “**Company**” and, together with its subsidiaries, 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 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 “**Directors**”) of the Company (the “**Board**”) hereby informs the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary assessment made by the management of the Company on the unaudited consolidated management accounts of the Group (the “**Management Accounts**”) for the six months ended June 30, 2022 (the “**Period**”) and the information currently available to the Group, the Group is expected to record a loss of approximately RMB250 million to RMB350 million, as compared to the profit of approximately RMB47.165 million for the same period of last year, which was mainly due to the fact that during the Period, (i) the revenue from prefabricated PC units of the subsidiaries in the Beijing-Tianjin-Hebei region and the Yangtze River Delta region decreased by nearly 40% as compared to the same period of last year as a result of the pandemic of COVID-19; (ii) with the gradual completion of the strategic layout of joint factories across the country, the demand of PC equipment by these factories decreased and the revenue from PC equipment decreased by nearly RMB200 million as compared to the same period of last year; (iii) increase in bad debt provision; and (iv) the fair value of financial assets at fair value through profit or loss decreased as a result of the industry environment.

The information contained in this announcement is based solely on the preliminary assessment made by the management of the Company on the unaudited consolidated Management Accounts for the Period and the information currently available to the Group, which has neither been implemented nor been audited by the auditors of the Company or reviewed by the audit committee of the Board. As at the date of this announcement, the Company is still in the course of preparing and finalizing the interim results of the Group for the Period (the “**Interim Results**”). Therefore, the actual Interim Results of the Group may differ from those disclosed in this announcement. The Company will continue to closely monitor the situation, take appropriate measures and make further announcement(s) when appropriate. Further details regarding the Interim Results of the Group will be disclosed in the Interim Results announcement to be released on or before August 31, 2022. Shareholders and potential investors are advised to read carefully the Interim Results announcement released by the Company at that time.

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

On behalf of the Board  
**Changsha Broad Homes Industrial Group Co., Ltd.**  
**Zhang Jian**  
*Chairman*

Changsha, August 12, 2022

*As at the date of this announcement, the Board comprises Mr. Zhang Jian, Ms. Tang Fen, Mr. Hu Shengli, Ms. Shi Donghong, Mr. Zhang Kexiang and Mr. Tan Xinming as executive Directors; Mr. Zhang Quanyun as non-executive Director; and Mr. Chen Gongrong, Mr. Li Zhongnong, Mr. Wong Kai Yan Thomas and Mr. Zhao Zhengting as independent non-executive Directors.*