CIFI Holdings (Group) Co. Ltd.

旭 輝 控 股（集 團）有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 00884)

INSIDE INFORMATION
PROFIT WARNING

This announcement is made by CIFI Holdings (Group) Co. Ltd. (the "**Company**", 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 (Cap. 571 of the Laws of Hong Kong).

The board of directors of the Company (the "**Board**") wishes to inform shareholders and potential investors of the Company that, based on the preliminary assessment of the unaudited management accounts of the Group for the six months ended 30 June 2022 and other information currently available, it is expected that, for the six month ended 30 June 2022, the Group would record net profit ranging from approximately RMB1,500 million to RMB2,200 million (six months ended 30 June 2021: approximately RMB5,363 million) and core net profit attributable to equity owners ranging from approximately RMB1,500 million to RMB2,000 million (six months ended 30 June 2021: approximately RMB3,346 million). The expected decrease was primarily attributable to (1)(i) decline in properties delivery leading to decrease in revenue and profit recognised from sales of properties; (ii) increase in provision of impairment for property projects based on the principle of prudence, both affected by the overall unfavourable business environment of the real estate industry and the control management measures implemented in response to the COVID pandemic in PRC in the first half of 2022; and (2) a foreign exchange loss arising from the depreciation of Renminbi against U.S. Dollar.

The above-mentioned factors mainly related to the overall market condition of the real estate industry and the COVID pandemic, and most of which were non-cash in nature. In addition, for the six months ended 30 June 2022, the Group maintained stable gross profit margin compared with that of the corresponding period of the previous year and recorded positive net cash from operating activities. The Board is of the opinion that the overall operation and financial position of the Group remains stable.

As at the date of this announcement, the interim results of the Group for the six months ended 30 June 2022 have not been finalised. The information contained in this announcement is solely based on the Board's preliminary assessment on the unaudited management accounts of the Group for the six months ended 30 June 2022 and other information currently available, which has not been audited or reviewed by the auditors or the audit committee of the Company and may be subject to further adjustments. The Group's financial information for the six months ended 30 June 2022, which may be different from the information contained in this announcement, is expected to be published on 30 August 2022.

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

By Order of the Board
CIFI Holdings (Group) Co. Ltd.
LIN Zhong
Chairman

Hong Kong, 19 August 2022

As at the date of this announcement, the Board comprises Mr. LIN Zhong, Mr. LIN Wei, Mr. LIN Feng, Mr. CHEN Dongbiao and Mr. YANG Xin as executive directors; Mr. JIANG Daqiang as non-executive director; and Mr. ZHANG Yongyue, Mr. TAN Wee Seng and Ms. LIN Caiyi as independent non-executive directors.