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**Overseas Chinese Town (Asia) Holdings Limited**  
**華僑城(亞洲)控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 03366)**

**(Debt Stock Codes: 40303, 40356)**

**PROFIT WARNING**

This announcement is made by Overseas Chinese Town (Asia) Holdings Limited (the “**Company**”, 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 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 and potential investors that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group and other information currently available to the Board, the Group currently expects to record a loss attributable to equity holders of the Company of no more than RMB70 million for the six months ended 30 June 2022 (the “**2022 Interim Period**”), compared with a profit attributable to equity holders of the Company of approximately RMB18.17 million for the six months ended 30 June 2021. Based on the information currently available, the Board considers that such change is mainly attributable to, among other things, the loss recorded by the Group’s hotel business as impacted by the pandemic control measures in Shanghai during the first half of 2022, as well as the losses incurred by certain of the Group’s associates due to the macro-control measures on industry and continued decline of the market environment of the real estate industry, which had a material impact on the Group’s expected results for the 2022 Interim Period.

Based on an assessment of the unaudited consolidated management accounts of the Group for the 2022 Interim Period, the Board considers that the Group’s overall financial position is sound and healthy. The Group will continue to maintain a prudent and stable financial strategy.

The Company is still in the course of finalising its financial results for the 2022 Interim Period. The information contained in this announcement is only based on a preliminary assessment of the Board on the unaudited consolidated management accounts and information currently available, which have not been finalized, audited or reviewed by the Company's auditor or the audit committee of the Company, and therefore may be subject to adjustments.

Further information of the Company's financial results and performance for the 2022 Interim Period will be disclosed in the Company's forthcoming interim results announcement, which is expected to be published by the end of August 2022.

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

By the order of the Board  
**Overseas Chinese Town (Asia) Holdings Limited**  
**Zhang Dafan**  
*Chairman*

Hong Kong, 26 August 2022

*As at the date of this announcement, the Board comprises seven Directors, namely: Mr. Zhang Dafan, Ms. Xie Mei and Mr. Lin Kaihua as executive Directors; Mr. Wang Wenjin as non-executive Director; and Ms. Wong Wai Ling, Mr. Lam Sing Kwong Simon and Mr. Chu Wing You as independent non-executive Directors.*