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Delay in Payment of Final Dividend for the Year Ended 31 March 2021

This announcement is made by the board of directors (the “**Board**”) of China South City Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) of which reference to (i) the notice of annual general meeting of the Company dated 30 July 2021, (ii) poll results announcement of the annual general meeting of the Company dated 28 September 2021, (iii) announcement of delay in payment of final dividend dated 31 December 2021, (iv) announcement of delay in payment of final dividend dated 30 June 2022, and (v) announcement of delay in payment of final dividend dated 26 July 2022 (the “**Announcement**”) in relation to, among others, payment of a final dividend for the year ended 31 March 2021 (the “**2020/21 Final Dividend**”).

As disclosed in the Announcement, the Final Dividend of HK3.0 cents per Share for the 2020/21 Final Dividend will be payable on or before 31 October 2022 to the Shareholders whose names appear on the register of members of the Company on 8 October 2021. In view of the resurgence of the epidemic at domestic and oversea, the on and off-shore financing environment have been affected and the real estate market are still weak. In order to retain financial resources to meet the needs of the Company's daily operations, after careful consideration, the Board has resolved to further postpone the payment date of such final dividend to on or before 31 March 2023. The Company's single largest shareholder, Shenzhen SEZ Construction and Development Group Co., Ltd. (深圳市特區建設發展集團有限公司) expresses continuous support towards the operation and development of the Company.

Shareholders and Other Investors are advised to exercise caution when dealing in the securities of the Company.

For and on behalf of the Board
China South City Holdings Limited
LI Wenxiong and CHENG Chung Hing
Co-Chairmen

Hong Kong, 24 October 2022

As at the date of this announcement, the Co-Chairmen of the Company are Mr. Li Wenxiong (Non-Executive Director) and Mr. Cheng Chung Hing (Executive Director); the Executive Directors of the Company are Mr. Cheng Chung Hing, Ms. Geng Mei, Mr. Wan Hongtao, Mr. Qin Wenzhong and Ms. Cheng Ka Man Carman; the Non-Executive Director of the Company is Mr. Cheng Tai Po; and the Independent Non-Executive Directors of the Company are Mr. Leung Kwan Yuen Andrew, GBM, GBS, JP, Mr. Li Wai Keung, Mr. Hui Chiu Chung, JP and Ms. Shen Lifeng.