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## **Inside Information Profit Warning**

This announcement is made by China South City Holdings Limited (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 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**”) investors and potential investors (collectively, the “**Other Investors**”) that, based on the preliminary assessment of the Group's unaudited management accounts for the six month months ended 30 September 2022 (the “**1H FY2022/23**”) and other information currently available, it is expected that the Group's profit for the 1H FY2022/23 will record a drop of about 60% compared to the 1H FY2021/22; the expected decrease in profit is mainly due to (i) the decline in delivery of properties and hence decline in revenue from properties sales during the period as the COVID-19 pandemic continued to repeat and depressed macro market environment; and (ii) the decline in average selling price of properties delivered during the period, resulting in the decrease in the gross profit margin.

The information contained in this announcement is only based on the preliminary assessment of the Group's unaudited management accounts for the 1H FY2022/23 and other information currently available, which has not been audited or reviewed by the auditor or the Audit Committee of the Company, and it could be subject to further adjustments or revisions. The Company's results announcement for the 1H FY2022/23 is expected to be published no later than 28 November 2022. Shareholders and other investors should read it carefully.

**Shareholders and Other Investors are advised to exercise caution when dealing in the securities of the Company, avoid undue reliance on such information, and to seek professional advice from their own professional or financial advisers when in doubt.**

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

Hong Kong, 24 November 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 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.*