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## JINGRUI HOLDINGS LIMITED

景瑞控股有限公司\*

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

**(Stock Code: 01862)**

**(Bond Stock Code: 40490, 40659 and 40866)**

### PROFIT WARNING

This announcement is made by Jingrui 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 Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Based on a preliminary assessment by the management of the Company on the unaudited consolidated management accounts of the Company for the year ended 31 December 2022 (the “**Period**”) and information currently available to the Board, it is expected that the Group will record a net loss ranging from approximately RMB3.5 billion to RMB4.8 billion for the Period.

The expected net loss for the Period is mainly due to (1) the continuous resurgence of the COVID-19, the weakened market sentiment and overall underperformance of the real estate sector in mainland China, which had led to (i) a decline in selling prices and gross profit margins of projects as well as an increase in the impairment provided for property projects as compared with the year ended 31 December 2021, (ii) a decrease in property deliveries, and (iii) a decrease in the fair value of investment properties of subsidiaries and joint ventures and losses resulting from disposal of investment properties as a result of the decline in demand for commercial property leasing; and (2) exchange losses on the debts denominated in USD under the impact of changes in the exchange rate between USD and RMB.

As at the date of this announcement, the consolidated results of the Group for the Period have not yet been finalized. The information contained in this announcement is based only on the preliminary assessment of the information currently available, including the unaudited consolidated management accounts of the Company for the Period, which have not been audited, confirmed or reviewed by the Company’s independent auditors or the audit committee of the Company.

Shareholders and potential investors are advised to read carefully the Company’s results announcement for the Period, which is expected to be published in March 2023.

Trading in the securities of the Company on the Stock Exchange has been suspended with effect from 9:00 a.m. on 1 June 2022. Trading in the securities of the Company will remain suspended until further notice.

**Holders of securities and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.**

By Order of the Board  
**Jingrui Holdings Limited**  
**Yan Hao    Chen Xin Ge**  
*Co-chairmen*

Hong Kong, 10 February 2023

*As at the date of this announcement, the Board of Directors of the Company comprises Yan Hao, Chen Xin Ge, Xu Hai Feng and Chen Chao, as executive Directors; Han Jiong, Qian Shi Zheng and Lo Wing Yan William, as independent non-executive Directors.*

\* *For identification purpose only*