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**China Jinmao Holdings Group Limited**

**中國金茂控股集團有限公司**

*(Incorporated in Hong Kong with limited liability)*

**(Stock code: 00817)**

## **INSIDE INFORMATION PROFIT WARNING**

This announcement is made by China Jinmao Holdings Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company and potential investors that based on the information currently available, it is expected that the Group will record a decrease between approximately 50% and 60% in the profit attributable to owners of the parent for the year ended 31 December 2022 as compared to that for the year ended 31 December 2021. It is also expected that the Group will record a decrease between approximately 70% and 85% in the profit attributable to owners of the parent (excluding fair value gains on investment properties) for the year ended 31 December 2022 as compared to that for the year ended 31 December 2021. The decrease is mainly attributable to the lower than expected selling prices of the projects of the Group and some of its associates and joint ventures. As a result, the Company is required to make impairment provision for its properties under development and properties held for sale for the year ended 31 December 2022.

The information contained herein is only a preliminary assessment provided based on the unaudited management accounts of the Group, which have not been audited or reviewed by the auditors of the Company or the audit committee under the Board. The Company is still in the process of finalizing the annual results of the Group for the year ended 31 December 2022. Investors should carefully read the details of the annual results of the Group, which will be published by the end of March 2023.

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

By order of the Board  
**China Jinmao Holdings Group Limited**  
**LI Fanrong**  
*Chairman*

Hong Kong, 24 February 2023

*As at the date of this announcement, the Directors of the Company are Mr. LI Fanrong (Chairman), Mr. LI Fuli, Mr. AN Hongjun, Mr. CHENG Yong and Mr. CHEN Chuan as Non-executive Directors; Mr. LI Congrui, Mr. JIANG Nan and Mr. SONG Liuyi as Executive Directors; Mr. SU Xijia, Mr. SUEN Man Tak, Mr. GAO Shibin and Mr. ZHONG Wei as Independent Non-executive Directors.*