

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



Sunkwan Properties Group Limited

上坤地產集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6900)

PROFIT WARNING

This announcement is made by Sunkwan Properties Group Limited (the “**Company**”, together with its subsidiaries, collectively the “**Group**”) pursuant to Rule 13.09(2)(a) 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 in the Listing Rules) under 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 (the “**Shareholders**”) and potential investors of the Company that, based on a preliminary assessment of the Group’s unaudited consolidated management accounts for the year ended 31 December 2022 (the “**Year**”), the Group is expected to record net loss attributable to owners of the parent ranging from approximately RMB1.7 billion to RMB2.2 billion for the Year as compared with profit attributable to owners of the parent of approximately RMB250 million for the year ended 31 December 2021, primarily due to (i) a decrease in revenue recognized for properties sold for the Year, which resulted from the resurgence of novel coronavirus epidemic and the implementation of relevant prevention policy in China during the Year; (ii) an increase in provision for impairment of inventories due to the lower average selling price of property projects resulted from the resurgence of novel coronavirus epidemic and unfavorable macro market environment in China in 2022; and (iii) the exchange losses arising from debts denominated in the U.S. dollar as a result of the change of exchange rate between U.S. dollar and Renminbi.

The Company is in the process of reviewing and finalizing the annual results of the Group for the Year. The information contained in this announcement is only based on the preliminary assessment on the management accounts of the Group and the information currently available to the Board which have not been reviewed by the Company’s auditors or audit committee of the Company. Shareholders and potential investors are advised to read carefully the results announcement of the Company for the year ended 31 December 2022 which is expected to be published on or before 31 March 2023.

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

By order of the Board
Sunkwan Properties Group Limited
Zhu Jing
Chairwoman

Hong Kong, 20 March 2023

As of the date of this announcement, the Board comprises Ms. Zhu Jing, Ms. Sheng Jianjing and Mr. Yang Zhandong as executive directors, Mr. Lin Jinfeng and Ms. Lin Zhaohong as non-executive directors and Mr. Guo Shaomu, Mr. Au Yeung Po Fung and Mr. Zhou Zheren as independent non-executive directors.