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CHINA SCE GROUP HOLDINGS LIMITED

中駿集團控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1966)

PROFIT WARNING

This announcement is made by China SCE Group Holdings Limited (the “**Company**”, together with its subsidiaries, 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, Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2022 and other information currently available to the Board, as compared with the profit attributable to owners of the parent of approximately RMB3.07 billion for the year ended 31 December 2021, the Group is expected to record a profit or loss attributable to owners of the parent ranging from a profit of approximately RMB300 million to a loss of approximately RMB300 million for the year ended 31 December 2022. The expected deterioration in operating results was primarily attributable to the effects of decline in demand in real estate market and the pandemic in the PRC in 2022: (1) decline in properties delivery had led to decrease in revenue recognised from sales of properties; (2) declining property selling prices had resulted in lower gross profit margin and increase in provision of impairment for property projects; and (3) fair value loss of investment properties.

The information contained in this announcement is only based on the Board’s preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2022 and the information currently available, which have not been audited or reviewed by the auditor of the Company nor reviewed by the audit committee of the Board and may be subject to adjustments. Details of the financial information and performance of the Group for the year ended 31 December 2022 will be disclosed in the annual results announcement of the Company for the year ended 31 December 2022, which is expected to be published before the end of March 2023.

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

By order of the Board
China SCE Group Holdings Limited
Wong Chiu Yeung
Chairman

Hong Kong, 21 March 2023

As at the date of this announcement, the executive directors of the Company are Mr. Wong Chiu Yeung, Mr. Chen Yuanlai, Mr. Cheng Hiu Lok, Mr. Huang Youquan and Mr. Wong Lun, and the independent non-executive directors of the Company are Mr. Ting Leung Huel Stephen, Mr. Lu Hong Te and Mr. Dai Yiyi.