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DEXIN CHINA HOLDINGS COMPANY LIMITED

德信中国控股有限公司

(A company incorporated in the Cayman Islands with limited liability)

(Stock Code: 2019)

PROFIT WARNING

This announcement is made by Dexin China Holdings Company 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 the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (“**Shareholders**”) and potential investors that based on the preliminary review of the Group’s unaudited consolidated management accounts for the year ended 31 December 2022 (the “**Period**”) and other information currently available, it is expected that the Group’s net profit for the year ended 31 December 2022 would be decreased by the range of approximately RMB2,100 million to RMB2,350 million as compared to its net profit of approximately RMB2,377 million for the year ended 31 December 2021. The expected decrease is mainly due to (1) lower delivery of properties, resulting in the decrease of revenue recognised from properties sold due to the impact of the resurgence of the COVID-19 pandemic, especially in the Yangtze River Delta region during the Period; (2) a decrease in gross profit margin as a result of the continued downturn in the property market; (3) impairment of properties under development and held for sale as impacted by the downturn in the property market; (4) a decrease in fair value of investment properties; and (5) foreign exchange losses.

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 under 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 by the end of March 2023.

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

By order of the Board
DEXIN CHINA HOLDINGS COMPANY LIMITED
Hu Yiping
Chairman

Hangzhou, the PRC, 22 March 2023

As of the date of this announcement, the Board of the Company comprises Mr. Hu Yiping, Mr. Fei Zhongmin and Ms. Shan Bei as executive Directors, Mr. Hu Shihao as a non-executive Director, and Dr. Wong Wing Kuen Albert, Mr. Ding Jiangang and Mr. Chen Hengliu as independent non-executive Directors.