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上海瑞威資產管理股份有限公司

Shanghai Realway Capital Assets Management Co., Ltd.

(A joint stock limited company incorporated in the People's Republic of China with limited liability)

(Stock Code: 1835)

PROFIT WARNING

This announcement is made by Shanghai Realway Capital Assets Management Co., Ltd. (the “**Company**”, and 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 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 (the “**Shareholders**”) and potential investors that, based on the information currently available to the Board and the preliminary review of the latest unaudited consolidated financial information of the Group for the six months ended 30 June 2023 (the “**Period**”), the Group is expected to record a net loss of not more than RMB30.0 million for the Period, as compared to a net loss of approximately RMB10.7 million for the six months ended 30 June 2022.

The Group is expecting an increase in net loss for the Period, mainly due to (i) the slowdown in the development in the Group’s real estate fund management business during the Period due to the challenging conditions of the real estate industry and that market confidence has not yet fully recovered, resulted in the decrease in the income from management fees as compared with the corresponding period last year; and (ii) the loss in the Company’s investments in associates or joint ventures at fair value through profit or loss as a result of the transfer of the interests of the funds (for details, please refer to the Company’s announcement of a discloseable transaction dated 15 June 2023).

As at the date of this announcement, the Group is still in the process of finalising its interim results for the Period. The information contained in this announcement is solely based on the preliminary assessment made by the Board on the information currently available and the preliminary review of the unaudited consolidated financial information of the Group for the Period, which has not been confirmed or reviewed by the Company’s auditors or the audit committee of the Board. The information set out in this announcement is therefore subject to finalisation and adjustments (if necessary). Details of the interim results of the Group for the Period will be announced in August 2023 in accordance with the requirements of the Listing Rules.

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

By Order of the Board
Shanghai Realway Capital Assets Management Co., Ltd.
Mr. Zhu Ping
Chairman, Chief Executive Officer and Executive Director

Shanghai, the PRC

4 August 2023

As of the date of this announcement, the Board comprises Mr. Zhu Ping, Mr. Duan Kejian and Ms. Chen Min as executive Directors; Mr. Wang Xuyang and Mr. Cheng Jun as non-executive Directors; and Ms. Yang Huifang, Mr. Shang Jian and Mr. Zhu Hongchao as independent non-executive Directors.