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**Overseas Chinese Town (Asia) Holdings Limited**  
**華僑城(亞洲)控股有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 03366)**

**(Debt Stock Code: 40356)**

**PROFIT WARNING**

This announcement is made by Overseas Chinese Town (Asia) Holdings 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 and potential investors that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group and other information currently available to the Board, the Group expects to record a loss attributable to equity holders of the Company in the range of approximately RMB210 million to RMB270 million for the six months ended 30 June 2023 (the “**2023 Interim Period**”), compared with a loss attributable to equity holders of the Company of approximately RMB61.55 million for the six months ended 30 June 2022. Based on the information currently available, such increase in loss in the 2023 Interim Period is mainly attributable to, among other things: (i) with respect to the Group’s investment and fund business, due to the continued decline in the market environment of the real estate industry, certain associates of the Group are expected to incur substantial loss, resulting in an increase in the Group’s share of losses of associates for the 2023 Interim Period when compared with the corresponding period in 2022; and (ii) compared with the corresponding period in 2022, there was a decrease in the properties being delivered and income carried forward in the Group’s comprehensive development business in the 2023 Interim Period, and the comprehensive development business recorded a continued loss in the 2023 Interim Period.

The Company is still in the course of finalising its financial results for the 2023 Interim Period. The information contained in this announcement is only based on preliminary assessment of the Board on the unaudited management accounts and information currently available, which have not been finalized, audited nor reviewed by the Company's auditor or the audit committee of the Company, and therefore may be subject to changes.

Further information of the Group's results and performance for the 2023 Interim Period will be disclosed in the Company's forthcoming interim results announcement, which is expected to be published by the end of August 2023.

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

By the order of the Board  
**Overseas Chinese Town (Asia) Holdings Limited**  
**Zhang Dafan**  
*Chairman*

Hong Kong, 21 August 2023

*As at the date of this announcement, the Board comprises seven Directors, namely: Mr. Zhang Dafan, Mr. Wang Jianwen and Mr. Lin Kaihua as executive Directors; Mr. Wang Wenjin as non-executive Director; and Ms. Wong Wai Ling, Mr. Lam Sing Kwong Simon and Mr. Chu Wing Yiu as independent non-executive Directors.*