

*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.*



**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 six months ended 30 June 2023 and other information currently available to the Board, as compared with the core profit attributable to owners of the parent (being the profit or loss attributable to owners of the parent excluding the post-tax net changes in fair value of investment properties of subsidiaries and joint ventures, net fair value loss of financial assets at fair value through profit or loss and net gain or loss on disposal of subsidiaries and joint ventures) of approximately RMB1.21 billion and the profit attributable to owners of the parent of approximately RMB1.27 billion for the six months ended 30 June 2022, the Group is expected to record a core loss attributable to owners of the parent ranging from approximately RMB100 million to approximately RMB200 million and a loss attributable to owners of the parent ranging from approximately RMB1.0 billion to approximately RMB1.2 billion for the six months ended 30 June 2023. The expected net loss was primarily attributable to the effects of the decline in demand in real estate market in the PRC: (1) the 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 (3) net 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 six months ended 30 June 2023 and the information currently available to the Board, 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 six months ended 30 June 2023 will be disclosed in the interim results announcement of the Company for the six months ended 30 June 2023, which is expected to be published before the end of August 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 August 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. Dai Yiyi and Dr. Mao Zhenhua.*