

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.



INSIDE INFORMATION

(Stock code: 03377)

(Debt stock codes: 5782, 5869, 5276, 5623, 40115, 40670, 40760, 5202)

This announcement is made by Sino-Ocean Group Holding Limited (the **"Company"**, together with its subsidiaries, the **"Group"**) pursuant to Rule 13.09(2)(a) and Rule 37.47B(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 of directors (the **"Board"**) of the Company wishes to inform the shareholders of the Company (the **"Shareholders"**) and potential investors that, based on the Board's preliminary review of the latest unaudited consolidated management accounts of the Group for the year ended 31 December 2023 (the **"FY2023"**) and the information currently available to the Board, the Group is expected to record a loss attributable to owners of the Company ranging between approximately RMB20 billion and RMB23 billion for the FY2023, as compared to a loss attributable to owners of the Company of approximately RMB19 billion (the expected restated figure)* for the year ended 31 December 2022 (the **"FY2022"**). Based on the information currently available, the expected loss was mainly attributable to (i) the downturn in the overall real estate market in the People's Republic of China, resulting in the decrease in gross profit margin, and the increase in the provision for impairment of property projects; and (ii) the decrease in the share of results from joint ventures and associates for the FY2023.

As at the date of this announcement, the Company is still in the course of finalising its consolidated annual results for the FY2023. The information contained in this announcement is only based on the Board's preliminary review of the Group's latest unaudited consolidated management accounts for the FY2023 and the information currently available to the Board, and is not based on any figures or information reviewed or audited by the auditors of the Company and may be subject to adjustments arising from further review. Shareholders and potential investors are advised to read carefully the annual results of the Company for the FY2023, which is expected to be published by the end of March 2024.

* *In preparing the Group's consolidated financial statements for the FY2023, the management of the Group has taken positive steps to address the audit qualifications, which relate solely to the scope of limitation, for the FY2022 as disclosed in the FY2022 annual report of the Company. The relevant complete and accurate financial information in relation to the Group's associates was not available for the FY2022, resulting in the share of loss of associates of the Group and the impairment loss on financial assets being under-provided. With the relevant financial information provided for the FY2022 and FY2023, the Group anticipates that prior year adjustments will have to be made to the Group's relevant financial figures for the FY2022, among which the loss attributable to owners of the Company for the FY2022 is expected to be restated from approximately RMB16 billion to approximately RMB19 billion, following which the audit qualifications for the FY2022 are expected to be resolved.*

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

By order of the Board
Sino-Ocean Group Holding Limited
SUM Pui Ying
Company Secretary

Hong Kong, 19 March 2024

As at the date of this announcement, the Board comprises Mr. LI Ming, Mr. WANG Honghui, Mr. CUI Hongjie and Ms. CHAI Juan as executive directors; Mr. ZHAO Peng, Mr. ZHANG Zhongdang, Mr. YU Zhiqiang and Mr. SUN Jinfeng as non-executive directors; and Mr. HAN Xiaojing, Mr. JIN Qingjun, Mr. LYU Hongbin, Mr. LIU Jingwei and Mr. JIANG Qi as independent non-executive directors.