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(Incorporated in Bermuda with limited liability)

(Stock Code: 1207)

PROFIT WARNING

This announcement is made by SRE Group 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 of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that based on the Board’s preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2023 (the “**2023 Interim Period**”), the Group is expected to record an unaudited loss attributable to owners of the Company of approximately RMB200 million, as compared with a loss attributable to owners of the Company of RMB147 million for the corresponding period in 2022.

The expected increase in the loss of the Group for the 2023 Interim Period was mainly attributable to (1) the rapid realization of certain properties which resulted in a decrease in gross profit margin, despite property sales, rentals and operational revenue showing improvement as compared to the previous year; and (2) an increase in interest-bearing liabilities leading to a year-on-year increase in interest expenses.

The Company is still in the process of finalising the results of the Group for the 2023 Interim Period. The information contained in this announcement is only a preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group currently available and is not based on any figures or information that have been audited or reviewed by the auditors of the Company, and therefore may be subject to amendments and adjustments. The Company expects to publish an announcement on the unaudited interim results of the Group for the 2023 Interim Period before the end of April 2024.

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

By Order of the Board
SRE GROUP LIMITED
Qin Guohui
Chairman

Hong Kong, 3 April 2024

As at the date of this announcement, the Board comprises four executive directors, namely Mr. Qin Guohui, Mr. Kong Yong, Mr. Xu Ming and Mr. Jiang Qi; two non-executive directors, namely Mr. Lu Jianhua and Mr. Pan Pan; and three independent non-executive directors, namely Mr. Zhuo Fumin, Mr. Ma Lishan and Mr. Chui Man Lung, Everett.

* *For identification purpose only*