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(Incorporated in Bermuda with limited liability)

(Stock Code: 1207)

INSIDE INFORMATION AND CONTINUED SUSPENSION OF TRADING

INSIDE INFORMATION

This announcement is made by SRE Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the inside information provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “**SFO**”) and Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

References are made to the announcements of the Company (i) dated 27 March 2022 in relation to, *inter alia*, the Overdue Payment by Shanghai Jinxin under the Loan Agreements; (ii) dated 11 January 2023 in relation to an agreement to extend the term of the December 2022 Overdue Payment to 30 June 2023 (the “**Agreement**”); (iii) dated 28 April 2023 in relation to, *inter alia*, the default of the Loan and the Agreement; (iv) dated 30 June 2023 in relation to, *inter alia*, the failure to make any repayment under the Agreement; and (v) dated 23 August 2023 in relation to, *inter alia*, the Potential Enforcement Action (collectively, the “**Announcements**”). Unless otherwise defined, terms used herein shall have the same meaning as those defined in the Announcements.

The board of directors (the “**Board**”) of the Company would like to provide an update to the shareholders and potential investors of the Company regarding the Potential Enforcement Action.

Shanghai Jinxin and certain subsidiaries of the Group, namely Shunlink Investment Limited* (上聯投資有限公司), Gaken Investment Limited* (嘉勤投資有限公司), SRE Jiaye Real Estate Development (Shanghai) Company Limited* (上置嘉業房地產發展(上海)有限公司) and Shanghai Oasis Garden Real Estate Company Limited* (上海綠洲花園置業有限公司) (altogether, the “**Enforcees**”), have received an enforcement ruling dated 12 September 2024 and numbered (2023) Hu 74 Zhi No.1509* ((2023) 滬74執1509號《執行裁定書》) (the “**Ruling**”) from the Shanghai Financial Court (上海金融法院). It was stated in the Ruling that according to the civil mediation document numbered (2022) Hu 74 Minchu No. 2987* ((2022) 滬74民初2987號《民事調解書》) (the “**Mediation Document**”), the Enforcees and other relevant parties shall pay to the Lenders the principal amount of the Loan in the amount of RMB4,451,820,000, together with corresponding interests and management fees and shall also bear the enforcement fee of RMB4,519,220 in respect of the action. Pursuant to the Ruling, given that the defendants (including the Enforcees) failed to perform their obligations under Mediation Document, the Shanghai Financial Court has ruled to force actions on (i) the 18.80% equity interests in Shanghai Jinxin, held by Shanghai Oasis Garden Real Estate Company Limited; (ii) the 18.42% equity interests in Shanghai Jinxin held by Shunlink Investment Limited; (iii) the 7.89% equity interests in Shanghai Jinxin held by Gaken Investment Limited; and (iv) the 5.89% equity interests in Shanghai Jinxin held by SRE Jiaye Real Estate Development (Shanghai) Company Limited (the “**Enforcement Action**”). The equity interests in Shanghai Jinxin held by the Enforcees are mainly enforced by way of transfer through judicial auction. The specific actions to be taken shall be subject to further notice from the Shanghai Financial Court.

The Company is currently liaising and negotiating with the Lenders and seeking legal advice in order to minimize any legal implications and/or consequences. Further announcement(s) will be made by the Company as and when appropriate in accordance with the Listing Rules and/or the SFO to keep shareholders and potential investors informed of any material development of the Enforcement Action.

CONTINUED SUSPENSION OF TRADING

Trading in the shares of the Company (the “**Shares**”) on the Stock Exchange was suspended from 9:00 a.m. on 3 April 2023 and will remain suspended until further notice.

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

By Order of the Board
SRE Group Limited
Xu Ming
Chairman

Hong Kong, 18 September 2024

As at the date of this announcement, the Board comprises four executive Directors, namely Mr. Xu Ming, Mr. Kong Yong, Mr. Qin Guohui 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 purposes only*