信基沙溪集团股份有限公司
XINJI SHAXI GROUP CO., LTD

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 3603)

POSITIVE PROFIT ALERT

This announcement is made by Xinji Shaxi Group Co., Ltd (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 under 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 "**Director(s)**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that based on a preliminary review of the Group's unaudited consolidated management accounts for the six months ended 30 June 2026 ("**2026 Interim Period**") and the information currently available to the management of the Company, it is expected that the profit attributable to the Shareholders recorded by the Group for the 2026 Interim Period would be not less than RMB178.0 million but not more than RMB188.0 million, as compared to the loss attributable to the Shareholders of approximately RMB29.1 million recorded for the six months ended 30 June 2025 ("**2025 Interim Period**").

The Board considered that the expected increase in profit attributable to the Shareholders for the 2026 Interim Period was primarily due to the lease renewal agreement for the "Xinji Hotelex Hospitality Supplies Center" under the Group becoming effective in the current year, which led to an upward adjustment in the valuation of the mall as a result of the extended lease term.

Notwithstanding the above, by eliminating the effects of certain one-off or non-recurring items including the changes in fair value of investment properties and income tax expenses in relation to above adjustment items, which the Board believes are not indicators for assessing the actual performance of the Group's business, the Group's core net profit[Note 1] for the 2026 Interim Period is expected to decrease by not more than RMB6.0 million as compared with the core net profit[Note 1] of approximately RMB28.3 million for the 2025 Interim Period.

Note 1: This measurement is based on non-Hong Kong Financial Reporting Standards.

The Company is still in the process of finalising the financial results of the Group for the 2026 Interim Period. The information contained in this announcement is only the preliminary assessment made by the Company's management based on information currently available to the Group (including the Group's unaudited consolidated management accounts for the 2026 Interim Period), is not based on any data or information reviewed or audited by the Company's auditors or audit committee, and is subject to possible adjustments upon further review. The interim results announcement of the Group for the 2026 Interim Period is expected to be published by the end of August 2026.

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

By order of the Board
Xinji Shaxi Group Co., Ltd
Cheung Hon Chuen
Chairman

Guangzhou, the PRC, 21 August 2026

As at the date of this announcement, the Board comprises Mr. Cheung Hon Chuen as chairman and executive Director (Mr. Zhang Weiquan as his alternate); Mr. Mei Zuoting (Mr. Mei Jiawei as his alternate) and Mr. Zhang Weixin (Mr. Zhang Jiajian as his alternate) as executive Directors; Mr. Lin Lie, Ms. Wang Yixue and Mr. Zhao Hui as non-executive Directors; and Dr. Zeng Zhaowu, Mr. Tan Michael Zhen Shan and Dr. Zheng Decheng as independent non-executive Directors.