遠洋集團
SINO-OCEAN GROUP

INSIDE INFORMATION
PROFIT WARNING

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) 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**"), holders of debt securities of the Group and potential investors that, based on the Board's preliminary review of the latest unaudited consolidated management accounts of the Group for the six months ended 30 June 2026 (the "**Period**") 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 RMB6,000 million and RMB8,000 million for the Period, as compared to a profit attributable to owners of the Company of approximately RMB10,202 million for the six months ended 30 June 2025, which mainly benefited from one-off debt restructuring gains. Based on the information currently available, the expected loss for the Period is mainly attributable to the continuous adjustment in the overall real estate market of China in recent years, resulting in the revenue and gross margin remaining under pressure, along with additional provision for impairment of property projects.

As at the date of this announcement, the Company is still in the course of finalising its unaudited consolidated management accounts for the Period. 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 Period 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, holders of debt securities of the Group and potential investors are advised to read carefully the interim results of the Company for the Period, which is expected to be published by the end of August 2026.

Shareholders, holders of debt securities of the Group 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
CHAN Ka Man
Company Secretary

Hong Kong, 21 August 2026

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. YU Zhiqiang, Mr. ZHANG Zhongdang, Ms. SUN Jianxin and Ms. WANG Manling as non-executive directors; and Mr. HAN Xiaojing, Mr. LYU Hongbin, Mr. LIU Jingwei, Mr. JIANG Qi and Mr. CHEN Guogang as independent non-executive directors.