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INSIDE INFORMATION PROFIT ALERT

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 XIV 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 2025 (the **"Period"**) and the information currently available to the Board, the Group is expected to record a profit attributable to owners of the Company ranging between approximately RMB9,500 million to RMB11,000 million for the Period, as compared to a loss attributable to owners of the Company of approximately RMB5,382 million for the six months ended 30 June 2024. Based on the information currently available, the expected profit for the Period is mainly attributable to the non-cash gains recorded from the completion of the offshore debt restructuring by the Group. Excluding the impact of the aforementioned one-off gains from offshore debt restructuring, the Group is expected to record a loss attributable to owners of the Company for the Period, which is mainly attributable to (i) the continuous adjustment in the overall real estate market of China in recent years, resulting in a decrease in revenue and gross profit margin, and an increase in the provision for impairment of property projects; and (ii) a decrease in the share of results from joint ventures and associates.

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 2025.

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
SUM Pui Ying
Company Secretary

Hong Kong, 20 August 2025

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. ZHANG Zhongdang, Mr. YU Zhiqiang, 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.