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China Jinmao Holdings Group Limited
中國金茂控股集團有限公司

(Incorporated in Hong Kong with limited liability)

(Stock code: 00817)

INSIDE INFORMATION
PROFIT WARNING

This announcement is made by China Jinmao Holdings Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to the Inside Information Provisions (as defined under the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”)) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the laws of Hong Kong) and Rule 13.09(2)(a) of the Listing Rules.

The board of directors (the “**Board**”) of the Company wishes to inform the shareholders of the Company and potential investors that based on the information currently available, it is expected that the Group will record a decrease of around 80% in the profit attributable to owners of the parent for the six months ended 30 June 2023 as compared to that for the same period in 2022. The decrease is mainly attributable to the decline in gross profit resulting from the decrease in the gross profit margin of some of the Group’s property development projects and the decrease in the revenue from land development due to the impact of the downturn in the real estate industry, as well as the decrease in one-off gains arising from such matters as mergers and acquisitions during the six months ended 30 June 2023, as compared to the same period in 2022.

The information contained herein is only a preliminary assessment provided based on the unaudited management accounts of the Group, which have not been audited or reviewed by the auditors of the Company or the audit committee of the Board. The Company is still in the process of finalizing the interim results of the Group for the six months ended 30 June 2023. Investors should carefully read the details of the interim results of the Group, which will be published by the end of August 2023.

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

By order of the Board
China Jinmao Holdings Group Limited
ZHANG Zenggen
Chairman

Hong Kong, 11 August 2023

As at the date of this announcement, the Directors of the Company are Mr. ZHANG Zenggen (Chairman), Mr. TAO Tianhai, Mr. SONG Liuyi and Ms. QIAO Xiaojie as Executive Directors; Mr. CHENG Yong, Ms. CHEN Aihua, Mr. AN Hongjun and Mr. CHEN Chuan as Non-executive Directors; and Mr. SU Xijia, Mr. SUEN Man Tak, Mr. GAO Shibin and Mr. ZHONG Wei as Independent Non-executive Directors.