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CIFI Holdings (Group) Co. Ltd.
旭輝控股(集團)有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 00884)

(Debt Stock Codes: 05261, 05925, 40046, 40120, 40316, 40464, 40519, 40681, 40682)

(Warrant Stock Codes: 21305, 24361)

INSIDE INFORMATION

(I) PROFIT WARNING

(II) DELAY IN PUBLICATION OF 2023 INTERIM RESULTS

(III) CONTINUED SUSPENSION OF TRADING

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

PROFIT WARNING

The board of directors of the Company (the “**Board**”) wishes to inform shareholders and potential investors of the Company that, based on the preliminary assessment of the unaudited management accounts of the Group for the six months ended 30 June 2023 and other information currently available, it is expected that, for the six month ended 30 June 2023, the Group would record loss attributable to equity owners ranging from approximately RMB8,500 million to RMB9,500 million (profit attributable to equity owners for the six months ended 30 June 2022: approximately RMB731 million). The expected loss was primarily attributable to (1)(i) decrease in gross profit margin of the property development business; (ii) increase in provision of impairment for property projects, both affected by the overall unfavourable business environment of the real estate industry in PRC in the first half of 2023; (2) a foreign exchange loss arising from the depreciation of Renminbi against U.S. Dollar; and (3) deterioration in share of results of joint ventures and associates.

As at the date of this announcement, the interim results of the Group for the six months ended 30 June 2023 have not been finalised. The information contained in this announcement is solely based on the Board’s preliminary assessment on the unaudited management accounts of the Group for the six months ended 30 June 2023 and other information currently available, which has not been audited or reviewed by the auditors or the audit committee of the Company and may be subject to further adjustments.

DELAY IN PUBLICATION OF 2023 INTERIM RESULTS

The Board also wishes to inform shareholders and potential investors of the Company that the publication of preliminary results of the Group in respect of the six months ended 30 June 2023 (the “**2023 Interim Results**”) would be delayed pending for the publication of the audited preliminary results of the Group in respect of the financial year ended 31 December 2022. The Company expected that it is unable to publish the 2023 Interim Results on or before 31 August 2023 in accordance with Rule 13.49(6) of the Listing Rules. The meeting of the Board for the purpose of, among other matters, considering and approving the 2023 Interim Results and its publication will be convened once the 2023 Interim Results are ready for publication. The Company will publish an announcement in accordance with Rule 13.43 of the Listing Rules in due course.

CONTINUED SUSPENSION OF TRADING

At the request of the Company, trading in the ordinary shares, warrants and derivatives of the Company on the Stock Exchange has been suspended with effect from 9:00 a.m. on Friday, 31 March 2023 and will remain suspended until the Stock Exchange is satisfied that the Company has fulfilled the requirements prescribed under the Resumption Guidance (as defined in the announcement of the Company dated 23 June 2023).

Holders of the securities of the Company and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company. When in doubt, holders of the securities of the Company and other investors of the Company are advised to seek professional advice from their own professional or financial advisers.

On behalf of the Board
CIFI Holdings (Group) Co. Ltd.
LIN Zhong
Chairman

Hong Kong, 30 August 2023

As at the date of this announcement, the Board comprises Mr. LIN Zhong, Mr. LIN Wei, Mr. LIN Feng, Mr. RU Hailin and Mr. YANG Xin as executive Directors; and Mr. ZHANG Yongyue and Mr. TAN Wee Seng and Ms. LIN Caiyi as independent non-executive Directors.