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**中国三迪**  
CHINA SANDI

**CHINA SANDI HOLDINGS LIMITED**

**中國三迪控股有限公司**

*(incorporated in Bermuda with limited liability)*

**(Stock Code: 910)**

## **PROFIT WARNING**

This announcement is made by China Sandi Holdings 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 Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors of the Company that, based on the information currently available to the Company and a preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2024, the Group expects to record a loss after tax ranging from approximately RMB200 million to RMB300 million for the six months ended 30 June 2024 as compared to a profit after tax of approximately RMB146 million for the six months ended 30 June 2023.

The expected loss after tax for the six months ended 30 June 2024 was mainly attributable to (i) a significant decrease in revenue on property sales and investment properties leases as a result of the continued unfavourable macro environment and downturn in the real estate industry in the People’s Republic of China; (ii) an increase of net fair value loss on investment properties; and (iii) the recognition of an impairment loss on properties under development.

Despite the fact that the Group expects to record a net loss for the six months ended 30 June 2024 as compared to a net profit for the corresponding period in 2023, the Board considers that the Group’s overall financial positions are healthy and the Board remains positive on the prospects of the Group.

The Company is in the process of finalising the Group's interim results for the six months ended 30 June 2024. The information contained in this announcement is based on a preliminary review by the management of the Company of information currently available to the Board, and is not based on any figures or information which have been audited or reviewed by the auditors of the Company. Shareholders and potential investors of the Company are advised to read carefully the announcement of the interim results of the Group for the six months ended 30 June 2024, which is expected to be published on 30 August 2024.

**Shareholders and potential investors of the Company are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. If in doubt, investors are advised to seek professional advice from professional or financial advisers.**

By order of the Board  
**China Sandi Holdings Limited**  
**Guo Jiadi**  
*Chairman*

Hong Kong, 23 August 2024

*As at the date of this announcement, members of the Board comprise Mr. Guo Jiadi, Ms. Amika Lan E Guo and Mr. Wang Chao, being the executive Directors; and Mr. Chan Yee Ping, Michael, Mr. Lam Wai Fung, Dominic and Mr. Liao Yiyi, being the independent non-executive Directors.*