

*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



## **PROFIT WARNING**

This announcement is made by China Uptown Group Company Limited (the “Company”, and together with its subsidiaries, the “Group”) pursuant to Rule 13.09(2) 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 (Cap. 571 of the Laws of Hong Kong).

The board of directors (the “Board”) of the Company wishes to inform the shareholders of the Company and potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2021 (the “Preliminary Review”), it is expected that the Group would have a significant decrease of approximately 51% in the revenue and record an unaudited loss attributable to owners of the Company of between RMB5 million to RMB10 million for the six months ended 30 June 2021 as compared with the unaudited profit attributable to owners of the Company of approximately RMB1,624,000 in the same corresponding period in 2020. The expected decrease of the revenue and results of the Company were mainly attributable to the (i) the decrease in revenue from sales of properties in the current period as compared to the same period in 2020 since majority of properties developed in the First Maoming Project (as defined in the 2020 Annual Report of the Company) was sold in previous years and (ii) the Second Maoming Project (as defined in the 2020 Annual Report of the Company) is still in the development stage with no relevant revenue recorded during the period.

This profit warning announcement is based only on the Company's preliminary assessment of its unaudited consolidated management accounts of the Group, which are subject to finalisation and review by the Board and the Company's auditor. The full interim results of the Group for the six months ended 30 June 2021 are expected to be released by the end of August 2021. Shareholders of the Company and potential investors are advised to read the interim results announcement of the Company when it is published. Shareholders and potential investors should exercise due care in their dealing in the shares of the Company.

By order of the Board  
**China Uptown Group Company Limited**  
**Fu Lui**  
*Company Secretary*

Hong Kong, 23 August 2021

*As at the date of this announcement, the executive Directors are Mr. Liu Feng, Mr. Chen Xian, Mr. Lau Sai Chung and Mr. Liu Zhongxiang and the independent non-executive Directors are Mr. Poon Lai Yin, Michael, Mr. Char Shik Ngor, Stephen and Mr. Chen Weijiang.*