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SRE GROUP LIMITED

上置集團有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 1207)

PROFIT WARNING

This announcement is made by SRE Group 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 (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company (the “**Shareholders**”) 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 2018 (the “**Reporting Period**”), the Group is expected to record substantial decrease in both unaudited net profit and profit attributable to the shareholders of the Company for the Reporting Period as compared with the corresponding period of last year, among which, the unaudited net profit recorded in the Reporting Period is expected to be RMB75 million to RMB125 million. Such decrease is mainly attributable to the decrease in gains arising from the Group’s exit from investments as a result of the regulation and control of domestic macro-economy and property industry in China during the Reporting Period. Despite the decrease in unaudited net profit and profit attributable to the shareholders of the Company mentioned above, as the Group accelerated the progress of the development and delivery of real estate during the Reporting Period, the Group is expected to record increase in both unaudited revenue and gross profit from real estate development during the Reporting Period as compared with the corresponding period of last year.

The Company is still in the process of finalizing the results of the Group for the Reporting Period. The information contained in this announcement is only a preliminary review of the unaudited consolidated management accounts of the Group currently available, and is not based on any data and information audited or reviewed by the auditor of the Company. Shareholders and potential investors are advised to refer to the interim results announcement of the Company for the Reporting Period which is expected to be released in the end of August 2018.

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

By Order of the Board
SRE Group Limited
Peng Xinkuang
Chairman

Hong Kong, 6 August 2018

As at the date of this announcement, the Board comprises seven executive directors, namely Mr. Peng Xinkuang, Mr. Liu Feng, Mr. Chen Donghui, Mr. Chen Chao, Mr. Zhu Qiang, Ms. Qin Wenying and Mr. Jiang Qi; and four independent non-executive directors, namely Mr. Zhuo Fumin, Mr. Chan, Charles Sheung Wai, Mr. Ma Lishan and Mr. Han Gensheng.

** For identification purpose only*