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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**”, 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 preliminary review of the unaudited consolidated management accounts of the Group, it is expected that the Group’s unaudited net loss and loss attributable to the owners of the Company for the six months ended 30 June 2021 (the “**Reporting Period**”) will increase as compared to the unaudited net loss of RMB56 million and loss attributable to the owners of the Company of RMB51 million for the same period last year. The unaudited net loss for the Reporting Period is expected to be in the range of RMB120 million to RMB190 million. Such change in loss is mainly due to the fact that the Group continued to adhere to its strategic direction of becoming a “regional developer of boutique residential properties” and having real estate as its core business, so no significant assets or subsidiaries were disposed of in the first half of 2021, causing a year-on-year decline in the gain on disposal of investments.

The Company is in the process of finalising the results of the Group for the Reporting Period. The information contained in this announcement is only a preliminary assessment by the Board with reference to the unaudited consolidated management accounts of the Group currently available and is not based on any figures or information which have been audited or reviewed by the auditors of the Company. The Company expects to publish an announcement on the unaudited interim results of the Group for the Reporting Period before the end of August 2021.

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

On behalf of the Board
SRE GROUP LIMITED
Hong Zhihua
Chairman

Hong Kong, 11 August 2021

As at the date of this announcement, the Board comprises four executive directors, namely Mr. Hong Zhihua, Mr. Kong Yong, Mr. Xu Ming and Mr. Jiang Qi; two non-executive directors, namely Mr. Lu Jianhua and Mr. Luo Guorong; and three independent non-executive directors, namely Mr. Zhuo Fumin, Mr. Chan, Charles Sheung Wai and Mr. Ma Lishan.

** For identification purpose only*