FULLSUN INTERNATIONAL HOLDINGS GROUP CO., LIMITED
福晟國際控股集團有限公司
(Incorporated in Bermuda with limited liability)
(Stock Code: 00627)

PROFIT WARNING

This announcement is made by Fullsun International Holdings Group Co., Limited (the"**Company**" and together with its subsidiaries, the "**Group**") pursuant to Rule 13.09 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the "**Board**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the preliminary assessment by the management of the Company on the unaudited consolidated management accounts of the Group for the six months ended 30 June 2020 (the "**Reporting Period**") and the information currently available the Group is expected to record net loss for the Reporting Period in the range from RMB350,000,000 to RMB400,000,000, when compared with net profit recorded for the six months ended 30 June 2019 (the "**Previous Period**") of approximately RMB105,000,000. Base on the latest information available, this was mainly attributable to (i) the expected valuation loss for the investment properties of the Group for the Reporting Period of approximately RMB335,000,000 as compared to the properties related valuation gain of RMB180,000,000 recorded in the Previous Period, this reflects the significant adverse impact caused by the COVID-19 pandemic and the deterioration of the general economic environment; and (ii) the absence of the valuation gain arising from the derivative component of the convertible bonds of approximately RMB32,000,000 for the Previous Period. Notwithstanding the above, the decrease in the fair value of investment properties is a non-cash item.

As the Company is still in the process of finalising the unaudited consolidated interim results (the "**Interim Results**") of the Group for the Reporting Period, the information contained in this announcement is based on a preliminary assessment of the latest management accounts of the Group. Such information has not been audited or reviewed by the independent auditors or the audit committee of the Company and is still subject to possible adjustments arising from further internal review. Shareholders and potential investors are advised to read carefully the Interim Results announcement of the Company which is expected to be published in late August 2020.

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

By order of the Board
Fullsun International Holdings Group Co., Limited
Pan Haoran
Executive Director and Chief Executive Officer

Hong Kong, 19 August 2020

As at the date of this announcement, the Board comprises three executive Directors, namely Mr. Pan Haoran, Mr. Li Jinrong and Mr. Tang Kwok Hung, and three independent non-executive Directors, namely Dr. Cheung Wai Bun, Charles J.P., Dr. Tse Hiu Tung, Sheldon and Mr. Yuen Chee Lap, Carl.