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KEY AUDITED CONSOLIDATED FINANCIAL INFORMATION OF AN INDIRECT WHOLLY-OWNED SUBSIDIARY OF THE COMPANY, SINO-OCEAN HOLDING GROUP (CHINA) LIMITED, FOR THE YEAR 2020

This announcement is made by Sino-Ocean Group Holding Limited (the "**Company**", together with its subsidiaries, the "**Group**") on a voluntary basis.

Pursuant to the relevant rules and regulations of the People's Republic of China ("**PRC**") and the requirements of the China Securities Regulatory Commission (中國證券監督管理委員會) in relation to corporate bonds issued in PRC by Sino-Ocean Holding Group (China) Limited (遠洋控股集團 (中國) 有限公司) ("**SOG China**"), an indirect wholly-owned subsidiary of the Company and the principal subsidiary of the Company in the PRC, SOG China has published, among other things, its audited consolidated financial statements for the year ended 31 December 2020 prepared in accordance with the China Accounting Standards for Business Enterprises on the website of Shanghai Stock Exchange (http://www.sse.com.cn) on 23 April 2021.

Set out below are the key financial figures of SOG China's audited consolidated financial statements for the year ended 31 December 2020, together with the comparative figures, which have been prepared in accordance with the China Accounting Standards for Business Enterprises:

	As at 31 December	
	2020	2019
	<i>RMB'000</i>	<i>RMB′000</i>
		(restated)*
Current assets	177,365,111	163,051,006
Non-current assets	47,594,992	50,312,587
Total assets	224,960,103	213,363,593
Current liabilities	130,104,135	115,234,116
Non-current liabilities	39,174,281	42,247,235
Total liabilities	169,278,416	157,481,351
Total equity	55,681,687	55,882,242
Cash resources [#]	36,107,462	25,103,612

* SOG China obtained control of a fellow subsidiary under the Group through internal group restructuring in 2020 and the transaction was regarded as a business combination under common control. As such, the 2019 financial figures of SOG China have to be restated.

including restricted bank deposit

Sino-Ocean Group Holding Limited (Incorporated in Hong Kong with limited liability under the Hong Kong Companies Ordinance)

Stock Code : 03377

	For the year ended	For the year ended 31 December	
	2020	2019	
	RMB'000	<i>RMB'000 (restated)</i>	
Revenue	46,408,613	46,123,057	
Net profit after taxation	3,361,961	5,077,098	

The Company would like to remind shareholders and potential investors of the Company that the audited consolidated financial statements of SOG China for the year ended 31 December 2020 to be published on the website of Shanghai Stock Exchange and the summary as disclosed in this announcement were prepared in accordance with the China Accounting Standards for Business Enterprises, which are limited solely to SOG China and its subsidiaries and do not represent or provide a full picture of the operation and financial conditions of the Group. The audited consolidated financial statements of SOG China for the year ended 31 December 2020 which were prepared under the China Accounting Standards for Business Enterprises had been audited by PricewaterhouseCoopers Zhong Tian LLP.

Shareholders and potential investors of the Company should exercise caution and should not place undue reliance on such information when dealing in the securities of the Company.

By order of the Board Sino-Ocean Group Holding Limited CHUNG Kai Cheong Company Secretary

Hong Kong, 25 April 2021

As at the date of this announcement, the Board of Directors of the Company comprises:

Executive Directors: Mr. LI Ming Mr. WANG Honghui Mr. CUI Hongjie Non-executive Directors: Ms. HUANG Xiumei Mr. FU Fei Mr. HOU Jun Ms. LI Liling Independent non-executive Directors: Mr. HAN Xiaojing Mr. SUEN Man Tak Mr. WANG Zhifeng Mr. JIN Qingjun Ms. LAM Sin Lai Judy