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(Incorporated in Bermuda with limited liability)

(Stock Code: 1207)

VOLUNTARY ANNOUNCEMENT FULL REPAYMENT OF ENTRUSTED LOAN

This announcement is made by SRE Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) on a voluntary basis.

Reference is made to the announcements of the Company dated 20 May 2022, 26 May 2022 and 30 August 2022 (collectively, the “**Announcements**”) in respect of the entrusted loan agreement entered into between Shanghai Jinxin (a company established under the laws of the PRC with limited liability, which is held as to 51% equity interest by the Company but is not a subsidiary of the Company) (as borrower), Shanghai Xiangyuan (as lending principal) and Industrial and Commercial Bank China Limited, Shanghai Bund branch* (中國工商銀行股份有限公司上海市外灘支行) (the “**Entrusted Party**”) (as lending agent) on 20 May 2022 (the “**Entrusted Loan Agreement**”), whereby Shanghai Xiangyuan agreed to provide a loan in the maximum amount of RMB185,000,000 (equivalent to approximately HK\$204,961,500) to Shanghai Jinxin in the form of an entrusted loan (the “**Entrusted Loan**”). The Company’s subsidiaries provided guarantees and/or security in respect of 50% of the amount of the maximum principal amount of the Entrusted Loan and the corresponding interest, being RMB92,500,000 (equivalent to approximately HK\$102,480,750) and RMB2,713,333 (equivalent to approximately HK\$3,006,101), respectively, as set out in the Announcements. Unless otherwise defined herein, capitalised terms used in this announcement shall have the same meanings as those defined in the Announcements.

The Board is pleased to announce that the outstanding Entrusted Loan in the amount of RMB183,600,000 (equivalent to approximately HK\$203,410,440), together with the corresponding outstanding interest in the amount of RMB5,385,600 (equivalent to approximately HK\$5,966,706) and overdue interest in the amount of RMB2,222,680 (equivalent to approximately HK\$2,462,507) has been fully repaid on 28 September 2022 and there is no amount outstanding under the Entrusted Loan Agreement. Accordingly, the obligations of the Entrusted Loan Guarantors and the Pledgor under the Guarantee Agreement and the Entrusted Loan Pledge Agreement shall, respectively, be released.

As at the date of this announcement, the Company considers that the repayment of the Entrusted Loan has no material impact on the Group's financial position.

By Order of the Board
SRE GROUP LIMITED
Hong Zhihua
Chairman

Hong Kong, 28 September 2022

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. Pan Pan, and three independent non-executive directors, namely Mr. Zhuo Fumin, Mr. Chan, Charles Sheung Wai and Mr. Ma Lishan.

For the purpose of this announcement, the exchange rate of RMB100.000 = HK\$110.79 has been used for currency translation, where applicable. Such an exchange rate is for illustrative purpose and does not constitute representations that any amount in RMB or HK\$ has been, could have been or may be converted at such a rate.

* *For identification purpose only*