

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



FURTHER DELAY IN PAYMENT OF FINAL DIVIDEND FOR THE YEAR ENDED 31 MARCH 2023

This announcement is made by the board of directors (the “**Board**”) of China South City Holdings Limited (the “**Company**”) and together with its subsidiaries, the “**Group**”) of which reference to (i) the notice of annual general meeting of the Company dated 30 August 2023, (ii) the poll results announcement of the annual general meeting of the Company dated 22 September 2023, (iii) the announcement of (4) delay in payment of final dividend for the year ended 31 March 2023 dated 30 November 2023, and (iv) the supplemental announcement of delay in payment of final dividend for the year ended 31 March 2023 dated 8 December 2023 (the “**Announcement**”) in relation to, among others, payment of the final dividend for the year ended 31 March 2023 (the “**2022/23 Final Dividend**”).

In February 2024, as the Company's offshore debt default event occurred which may trigger an event of default under other indebtedness, that would have a material adverse effect on our business, operations and financial condition, including the Company's sales plummet and our cash flow has only been sufficient to fund our daily operations.

The Board has resolved to further postpone the payment date of the 2022/23 Final Dividend to on or before 31 December 2025, which date has been arrived at after careful consideration of the financial plans, the expected cash receipt of account receivables, the sales plans and the expected cash flow of the Group. In light of the postponed payment date of the 2022/23 Final Dividend, the Company plans to, among other things: (i) continue to actively pursue external financing from different financial institutions; (ii) enhance the Group's marketing and sales efforts, with a view to improving the Group's sales of properties in its ordinary course of business; (iii) actively collect account receivables which are overdue; and (iv) consider any potential disposal of assets, and drive to seek a holistic solution, strive to generate sufficient cash flow to meet our financial commitments, we will provide an update to the market in due course.

Shareholders and other investors are advised to exercise caution when dealing in the securities of the Company.

For and on behalf of the Board
China South City Holdings Limited
CHAN Hing Chau
Company Secretary

30 December 2024

As at the date of this announcement, the Co-Chairmen of the Company are Mr. Li Wenxiong (Non-Executive Director) and Mr. Cheng Chung Hing (Executive Director); the Executive Directors of the Company are Mr. Wan Hongtao, Ms. Fang Ling, Ms. Xu Hongxia and Mr. Liu Heng; the Non-Executive Directors of the Company are Mr. Fung Sing Hong Stephen, Ms. Shen Lifeng, Ms. Li Aihua and Ms. Deng Jin; and the Independent Non-Executive Directors of the Company are Mr. Leung Kwan Yuen Andrew, GBM, GBS, JP, Mr. Li Wai Keung, Mr. Hui Chiu Chung, JP, Ms. Zee Helen and Dr. Li Xu.