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众安集团
ZHONG AN GROUP

眾安集團有限公司
Zhong An Group Limited

(incorporated in the Cayman Islands with limited liability)

(Stock Code: 672)

PROFIT WARNING

This announcement is made by Zhong An Group 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 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 the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2021 (the "**2021 Period**"), the Group is expected to record a decrease of approximately 80% to 90% in the unaudited consolidated net profit for the 2021 Period as compared to the six months ended 30 June 2020 (the "**2020 Period**"). The decrease in net profit was mainly attributable to the fact that the Group recorded an unaudited fair value gain upon transfer to investment properties in the amount of approximately RMB356.8 million for the 2020 Period which was not available in the 2021 Period. Notwithstanding the above, a significant increase of approximately 60% in gross profit for the 2021 Period as compared to the 2020 Period are expected to be recorded as a result of the strong sales of completed residential and commercial real estate development projects as part of the Group's core business. As such, the Board considers the Group's core business and the overall financial position remain robust and healthy.

The information in this announcement is only based on the preliminary review and assessment made by the Board with reference to the information currently available to the Company including the unaudited consolidated management accounts of the Group for the 2021 Period, and hence may be subject to further adjustments. The unaudited consolidated management accounts of the Group for the 2021 Period have not yet been finalised or reviewed and confirmed by the auditor or the audit committee of the Company. Details of the financial information and performance of the Group for the 2021 Period will be disclosed in the interim results announcement of the Group for the 2021 Period, which is expected to be published on 25 August 2021.

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

By Order of the Board
Zhong An Group Limited
Shi Zhongan
Chairman

The People's Republic of China, 20 August 2021

As at the date of this announcement, the Board comprises five executive Directors, namely Mr. Shi Zhongan (alias Shi Kancheng) (Chairman), Mr. Zhang Jiangang (Chief Executive Officer), Ms. Shen Tiaojuan, Ms. Jin Ni and Ms. Shi Jinfan; and two independent non-executive Directors, namely Professor Pei Ker Wei and Mr. Zhang Huaqiao.