

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.



Zhenro Properties Group Limited

正榮地產集團有限公司

(Incorporated in the Cayman Islands with limited liability)

**(Stock Code: 6158 and Debt Stock Code: 4596, 40572, 40516, 40375,
40715, 40116, 40225, 40250, 40047, 40826, 40008, 86008, 40648)**

INSIDE INFORMATION

PROFIT WARNING

This announcement is made by Zhenro Properties Group Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and 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 a preliminary assessment of the unaudited management accounts of the Group for the year ended 31 December 2021 and the other information currently available, it is expected that the Group will record a decrease of not more than 70% in the profit attributable to owners of the parent for the year ended 31 December 2021 as compared to that for the year ended 31 December 2020. Under the impact of the unfavourable macro market environment and the COVID-19 pandemic, the expected decrease is mainly attributable to (1) the decrease in the gross profit margin and the increase in impairment provision for inventory due to lower selling prices of the projects; (2) the decrease in the fair value of investment properties as a result of the decline in demand for commercial property; and (3) the lower than expected revenue recognition.

The information contained in this announcement is only based on a preliminary assessment of the unaudited management accounts of the Group for the year ended 31 December 2021 and the other information currently available, which have not been audited or reviewed by the Company’s auditors or the audit committee of the Company, and may be subject to further adjustments or amendments. Shareholders and potential investors are advised to read carefully the annual results announcement of the Company for the year ended 31 December 2021, which is expected to be published no later than the end of March 2022.

Shareholders and other investors of the Company are advised to exercise caution when dealing in the securities of the Company, and to seek professional advice from their own professional or financial advisers when in doubt.

By order of the Board
Zhenro Properties Group Limited
Huang Xianzhi
Chairman of the Board

Hong Kong, 8 March 2022

As at the date of this announcement, the executive directors of the Company are Mr. Huang Xianzhi, Mr. Liu Weiliang, Mr. Li Yang and Mr. Chan Wai Kin, the non-executive director of the Company is Mr. Ou Guowei, and the independent non-executive directors of the Company are Dr. Loke Yu (alias Loke Hoi Lam), Mr. Wang Chuanxu and Mr. Lin Hua.