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AGILE GROUP HOLDINGS LIMITED

(Incorporated in the Cayman Islands with limited liability)
(Stock Code: 3383)

PROFIT WARNING

This announcement is made by Agile Group Holdings Limited (the "**Company**", 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 shareholders of the Company and potential investors that, based on a preliminary assessment of the Group's unaudited consolidated management accounts for the six months ended 30 June 2022 and other information currently available, it is expected that the profit attributable to shareholders of the Company for the six months ended 30 June 2022 will be in the range of approximately RMB2,300 million to RMB2,600 million while the same recorded for the same period in 2021 is approximately RMB5,300 million.

The decrease in profit was primarily due to the following factors:
1. unfavourable operating environment in the real estate industry and the continuous impact of the novel coronavirus epidemic, which has weakened confidence of buyers, property sales have slowed down, and the scale of deliveries has declined, resulting in a decline in the overall sales area and average selling price of properties, and a decline in gross profit margin when compared to the same period of last year;
2. share of loss of joint ventures using equity method;
3. less gains on the disposal of subsidiaries;
4. foreign exchange loss due to the fluctuation of exchange rates; and
5. further impairment loss on property projects and accounts receivable under the principle of prudence.

As the Company is still in the process of finalising its financial results for the six months ended 30 June 2022 which need to be confirmed or reviewed by its audit committee, shareholders of the Company and potential investors are advised to carefully read the Company's financial results announcement for the six months ended 30 June 2022 which is expected to be published on 30 August 2022.

Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
Agile Group Holdings Limited
CHEUNG Lap Kei
Company Secretary

Hong Kong, 19 August 2022

As at the date of this announcement, the Board comprises eleven members, being Mr. Chen Zhuo Lin (Chairman and President), Mr. Chan Cheuk Yin** (Vice Chairperson), Madam Luk Sin Fong, Fion** (Vice Chairperson), Mr. Chan Cheuk Hung*, Mr. Huang Fengchao*, Mr. Chan Cheuk Hei**, Mr. Chan Cheuk Nam**, Dr. Cheng Hon Kwan#, Mr. Kwong Che Keung, Gordon#, Mr. Hui Chiu Chung, Stephen# and Mr. Wong Shiu Hoi, Peter#.*

* *Executive Directors*
** *Non-executive Directors*
\# *Independent Non-executive Directors*