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珠光控股
ZHUGUANG HOLDINGS

ZHUGUANG HOLDINGS GROUP COMPANY LIMITED

珠光控股集團有限公司*

(incorporated in Bermuda with limited liability)

(Stock Code: 1176)

PROFIT WARNING

This announcement is made by Zhuguang Holdings Group Company Limited (“**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09(2) of the Rules (“**Listing Rules**”) Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“**Stock Exchange**”) and the provisions of inside information under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (“**Board**”) of directors (“**Directors**”, each a “**Director**”) of the Company wish to inform the shareholders of the Company (“**Shareholders**”) and potential investors that, based on information currently available, the Group is expected to record a loss of not less than HK\$400,000,000 for the six months ended 30 June 2022 (“**Interim Period**”), as compared with a profit of approximately HK\$271,917,000 for the six months ended 30 June 2021 (“**Corresponding Period**”), which was mainly attributable to (1) the decrease in the Group’s revenue from property development during the Interim Period from that of approximately HK\$535,117,000 during the Corresponding Period, due to the decrease in the number of properties delivered by the Group in the Interim Period; (2) the record of a foreign exchange loss by the Group for the Interim Period as a result of the depreciation of the RMB against the HK\$, as compared with the foreign exchange gain of approximately HK\$153,839,000 recorded for the Corresponding Period; and (3) the recognition of an impairment loss on financial assets, net by the Group for the Interim Period, as opposed to the reversal of impairment loss on financial assets, net of approximately HK\$58,917,000 recognised for the Corresponding Period, following the assessment of expected credit losses on the Group’s financial assets during the Interim Period as compared with that during the Corresponding Period.

** For identification purpose only*

The Company is still in the process of preparing its unaudited consolidated results for the Interim Period. The information contained in this announcement is only based on the Board's preliminary assessment of the unaudited consolidated management accounts of the Group for the Interim Period and information currently available to the Company, which have not been audited or reviewed by the auditors of the Company, or approved by the audit committee of the Company. Details of the Group's financial information and performance will be disclosed in the results announcement of the Company for the Interim Period which is expected to be published by the Company within the timeframe as stipulated under the Listing Rules.

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

On behalf of the Board
Zhuguang Holdings Group Company Limited
珠光控股集團有限公司
Chu Hing Tsung
Chairman

Hong Kong, 24 August 2022

As at the date of this announcement, the Board comprises (i) six executive Directors, namely Mr. Chu Hing Tsung (alias Mr. Zhu Qing Yi) (Chairman), Mr. Liu Jie (Chief Executive Officer), Mr. Liao Tengjia (Deputy Chairman), Mr. Huang Jiajue (Deputy Chairman), Mr. Chu Muk Chi (alias Mr. Zhu La Yi) and Ms. Ye Lixia; and (ii) three independent non-executive Directors, namely Mr. Leung Wo Ping JP, Mr. Wong Chi Keung and Dr. Feng Ke.