

*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.*



**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 Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited 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 would like to inform the shareholders of the Company and potential investors that, based on information currently available, the Group is expected to record a loss attributable to the owners of the Company of not less than approximately HK\$900,000,000 for the year ended 31 December 2022 (“**FY2022**”), as compared with a profit attributable to the owners of the Company of approximately HK\$71,018,000 for the year ended 31 December 2021 (“**FY2021**”), which was mainly attributable to (i) the recognition of a fair value loss on investment properties, net, for FY2022 (FY2021: fair value gain on investment properties, net, of approximately HK\$77,679,000), mainly caused by the decrease in the fair value of the Group’s investment properties located in the Mainland China as at 31 December 2022 from that as at 31 December 2021; (ii) the increase in the provision of impairment of properties held for own operation, properties under development and completed properties held for sale recorded by the Group for FY2022 (FY2021: approximately HK\$103,393,000), as a result of the current weak property market in the People’s Republic of China; and (iii) the foreign exchange loss, net, recorded by the Group for FY2022 (FY2021: foreign exchange gain, net, of approximately HK\$406,130,000), mainly as a result of the depreciation of the Renminbi against the Hong Kong Dollar during FY2022.

The Company is still in the process of preparing its audited consolidated results for FY2022. 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 FY2022 and information currently available to the Company, which have not been audited by the auditor of the Company and may therefore be subject to change. The Group's preliminary results for FY2022 are expected to be announced before the end of March 2023.

**Shareholders of the Company 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 March 2023

*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.*