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AGILE GROUP HOLDINGS LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3383)

SUPPLEMENTAL ANNOUNCEMENT INSIDE INFORMATION — PROFIT WARNING

This announcement is made by Agile Group Holdings Limited (the “**Company**”, together with its subsidiaries, collectively referred to as “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571, the Laws of Hong Kong) (the “**Inside Information Provisions**”). Reference is also made to the announcement of the Company dated 28 July 2023 (the “**Previous Announcement**”). Unless otherwise defined herein, capitalised terms shall have the same meaning as those defined in the Previous Announcement.

In relation to the statement made by the Board in the Previous Announcement that it is expected that the Group is likely to record an unaudited consolidated net loss for the six months ended 30 June 2023, compared with the RMB3,354 million unaudited consolidated net profit of the Group for the six months ended 30 June 2022, the Board would like to provide supplemental information that it came to this view based on the below information:

- (i) Aggregated pre-sale value of the Group (including the Group’s joint ventures and associates, as well as sales projects using the “Agile” brand) for the six months ended 30 June:

2021: RMB75.33 billion

2022: RMB39.45 billion

2023: RMB28.23 billion

(ii) Sales gross floor area of the Group (including the Group's joint ventures and associates, as well as sales projects using the "Agile" brand) in terms of square metres ("sq.m.") for the six months ended 30 June:

2021: 4,848,000 sq.m.

2022: 3,070,000 sq.m.

2023: 1,891,000 sq.m.

(iii) expected foreign exchange loss by the Group — based on the preliminary review of the unaudited management accounts of the Group for the six months ended 30 June 2023 and information currently available, the Group recorded foreign exchange loss in the range between RMB800 million to RMB1,000 million. The significant amount in foreign exchange loss is mainly due to the continuous depreciation of RMB during the six months ended 30 June 2023.

The Company is still in the process of preparing its consolidated accounts before finalising its consolidated interim results of the Group for the six months ended 30 June 2023. The information contained in this announcement is only a preliminary assessment by the Board with reference to the unaudited management accounts of the Group for the six months ended 30 June 2023 and the information currently available to the Board, which have not been reviewed by the Company's auditor or audit committee. Shareholders of the Company and potential investors are advised to read carefully the interim results announcement of the Company for the six months ended 30 June 2023, which is expected to be published in late August 2023.

The Company will make further announcement(s) as and when appropriate in accordance with the Listing Rules and/or the Inside Information Provisions.

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

By Order of the Board
Agile Group Holdings Limited
NG Wai Hung
Company Secretary

Hong Kong, 31 July 2023

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 Dr. Peng Shuolong#.*

* *Executive Directors*

** *Non-executive Directors*

Independent Non-executive Directors