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## **Zhongliang Holdings Group Company Limited**

**中梁控股集团有限公司**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock code: 2772)**

### **INSIDE INFORMATION PROFIT WARNING**

This announcement is made by Zhongliang Holdings Group Company 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 in the Listing Rules) under Part XIVA of the Securities and Future Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform the shareholders of the Company and potential investors that based on the preliminary review of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2023 (the “**Reporting Period**”) and other information currently available to the Company, it is currently expected that the Group may record a profit after taxation but before impairment losses and fair value losses of approximately RMB1,205 million, representing a decrease by approximately 12% compared to the same recorded for the six months ended 30 June 2022. Due to the impacts of the unfavourable macro environment and the downturn in the real estate industry in China, the expected decrease is mainly attributable to the decrease in gross profit margin due to weak real estate market and losses from effect of foreign exchange rates. Depending on the results of the impairment assessment on various assets of the Group and the valuation of the Group’s investment properties, the Group may record a net profit or loss attributable to owners ranging from a profit of RMB50 million to a loss of RMB50 million for the Reporting Period, compared to a net profit attributable to owners of approximately RMB438 million in the six months ended 30 June 2022.

The information contained in this announcement is only based on information currently available to the Company and the Company’s preliminary review of the unaudited consolidated management accounts of the Group for the Reporting Period, and is not based on any figures or information audited or reviewed by the auditor or the audit committee of the Company. Shareholders and potential investors are advised to read carefully the consolidated interim results announcement of the Group for the Reporting Period, which is expected to be published in late-August 2023.

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

On behalf of the Board  
**Zhongliang Holdings Group Company Limited**  
**Yang Jian**  
*Chairman*

Hong Kong, 13 August 2023

*As at the date of this announcement, the Board comprises Mr. Yang Jian, Mr. Chen Hongliang, Mr. He Jian and Mr. Yau Sze Ka (Albert) as executive Directors; and Mr. Wang Kaiguo, Mr. Wu Xiaobo and Mr. Au Yeung Po Fung as independent non-executive Directors.*