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(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 379)

PROFIT WARNING

This announcement is made by China Ever Grand Financial Leasing Group Co., Ltd. (the “**Company**”, together with its subsidiaries, collectively 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 (Cap. 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**” and each a “**Director**”) of the Company wishes to inform the shareholders (the “**Shareholders**”) of the Company and potential investors that, based on the information currently available to the Board and the preliminary unaudited consolidated management accounts of the Group for the six months ended 30 June 2024 (the “**Current Period**”), the Group is expected to record a net loss of approximately in the range of HK\$39.0 million to HK\$49.0 million for the Current Period as compared to the net loss of approximately HK\$23.5 million for the six months ended 30 June 2023 (the “**Corresponding Period**”).

The Board considers that the expected increase in net loss is mainly attributable to two key factors:

- 1) an increase in fair value loss on investment properties in the PRC, from HK\$8.1 million in the Corresponding Period to HK\$13.0 million in the Current Period, amounting to approximately HK\$4.9 million; and
- 2) share of losses from associates amounting to approximately HK\$16.0 million in the Current Period as compared to a profit of HK\$1.6 million in the Corresponding Period, mostly contributed by a loss from the financial leasing segment.

The Company is still in the process of finalising the Group’s interim results for the Current 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 with reference to the information currently available to the Board which may be subject to amendments or adjustments, and have not been reviewed or confirmed by the Company’s auditors or the audit committee of the Company. The actual financial results of the Group for the six months ended 30 June 2024 may be different from what is disclosed herein. Shareholders and potential investors are advised to read carefully the interim results announcement of the Group for the Current Period, which will be published on 22 August 2024.

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

By the order of the Board
China Ever Grand Financial Leasing Group Co., Ltd.
Wong Lik Ping
Chairman and Executive Director

Hong Kong, 12 August 2024

As at the date of this announcement, the Board comprises (1) Mr. Wong Lik Ping, Mr. Siu Wai Bun, Mr. Tao Ke and Mr. Ng Tin Shui as Executive Directors; (2) Ms. Yip Man Yi as Non-Executive Director; and (3) Mr. Ng Kwok Sang, Mr. Ho Hin Yip, Mr. Wu Kai Tang and Mr. Leung Yiu Ming, David as Independent Non-Executive Directors.