禹洲集團控股有限公司
YUZHOU GROUP HOLDINGS COMPANY LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Equity Stock Code: 01628)
(Debt Security Stock Codes: 40079, 40112, 40343, 40517 and 05287)

PROFIT WARNING ANNOUNCEMENT

This announcement is made by Yuzhou Group Holdings Company Limited (the "**Company**", together with its subsidiaries, the "**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 Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the "**Board**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors of the Company that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2024 (the "**Reporting Period**") and other information currently available to the Board, it is expected that the Group will record a total revenue of approximately RMB9,716 million for the Reporting Period, representing a decrease of around 55% compared with that of approximately RMB21,477 million recorded for the year ended 31 December 2023, which was mainly due to lower revenue from property sales as a result of fewer property deliveries in the context of the continuing downturn of the real estate industry in the PRC. In addition, it is expected that the Group will record a net loss ranging from approximately RMB13,500 million to RMB15,000 million and a net loss attributable to the Shareholders ranging from approximately RMB10,600 million to RMB12,100 million for the Reporting Period, compared to the net loss of approximately RMB14,309 million and net loss attributable to the Shareholders of approximately RMB10,521 million recorded for 2023.

Based on the relevant information currently available to the Company, the Board considers that the estimated losses during the Reporting Period were mainly due to (1) the impacts of the unfavorable macro environment and the downturn in the real estate industry, which led to a decrease in the gross profit of projects delivered by the Group during the Reporting Period; (2) being affected by the market environment, which resulted in indications of impairment on some real estate projects of the Company, and increased the provision for impairment of inventories and other assets based on the principle of prudence and the fair value loss on investment properties; (3) a significant amount of finance costs cannot be capitalized; and (4) the continuous depreciation of RMB against the USD, the Group incurred an exchange loss on offshore USD-denominated notes. The net loss attributable to the Shareholders increased during the Reporting Period was due to a reduction in sales revenue and a decrease in the net loss attributable to the non-controlling interest.

As of the date of this announcement, the Company is still in the process of finalizing the annual results of the Group for the Reporting Period. The information contained in this announcement is only based on a preliminary review of the unaudited consolidated management accounts of the Group for the Reporting Period, which have not been finalized or reviewed by the Company's auditors or the audit committee of the Company. The actual financial results of the Group for the Reporting Period may be different from those disclosed in this announcement. Shareholders and potential investors of the Company are advised to read carefully the annual results announcement of the Company for the Reporting Period, which is expected to be published by the Company by the end of March 2025.

Investors are advised to read carefully the annual results announcement of the Company for the Reporting Period, and the Shareholders and potential investors of the Company are advised to exercise caution when dealing in the shares of the Company.

By Order of the Board
Yuzhou Group Holdings Company Limited
Kwok Ying Lan
Chairman

Hong Kong, 14 March 2025

As at the date of this announcement, the executive directors of the Company are Ms. Kwok Ying Lan (Chairman) and Mr. Lin Conghui, the non-executive directors of the Company are Mr. Lam Lung On (J.P.) and Mr. Song Jiajun, and the independent non-executive directors of the Company are Mr. Lam Kwong Siu, Mr. Wee Henny Soon Chiang and Mr. Yu Shangyou.