TBGD

CHINA TIANBAO GROUP DEVELOPMENT COMPANY LIMITED
中國天保集團發展有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1427)

PROFIT WARNING

This announcement is made by China Tianbao Group Development 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 the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the "**Board**") wishes to inform shareholders (the "**Shareholders**") and potential investors of the Company that, based on the preliminary estimation on the unaudited consolidated management accounts of the Group for the year ended December 31, 2024 (the "**Year**") and other information currently available to the management of the Company, the expected net loss of the Group for the Year will be around RMB100,000,000 to RMB200,000,000 (for the year ended December 31, 2023 (the "**Corresponding Period Last Year**"): net profit of RMB10,990,000).

The Board believes that the net loss recorded for the Year is mainly due to the following factors: (i) the decrease in property revenue, gross profit and area delivered due to the weak property market in the PRC; (ii) the construction contracting business strictly selecting projects with guaranteed collection of payments in order to ensure cash flow returns; (iii) the increase in the impairment losses on property development business's inventories, trade receivables, contract assets and other receivables; (iv) significant finance costs incurred from borrowings from financial institutions; and (v) the fair value loss on investment properties.

The information set out in this announcement is only based on a preliminary assessment by the management of the Company based on the unaudited consolidated management accounts of the Group for the Year and other information of the Company currently available, which has not been reviewed or audited by the auditors and the audit committee of the Company. Therefore, the financial results of the Group for the Year may be different from the information disclosed in this announcement. Details about the financial results and performance of the Group to be disclosed in the results announcement of the Company for the Year shall prevail. Shareholders and potential investors should read carefully the results announcement of the Group for the Year which is expected to be issued by the end of March 2025.

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

By order of the Board
China Tianbao Group Development Company Limited
Li Baotian
Chairman of the Board and Executive Director

Hong Kong, March 20, 2025

As at the date of this announcement, the executive directors of the Company are Mr. Li Baotian, Ms. Shen Lifeng, Ms. Wang Xinling, Mr. Li Yaruixin, Ms. Wang Huijie and Mr. Zang Lin; and the independent non-executive directors of the Company are Mr. Hou Liang, Mr. Li Qingxu and Mr. Li Xu.