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(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 379)

INSIDE INFORMATION PROFIT WARNING

This announcement is made by China Ever Grand Financial Leasing Group Co., Ltd. (the “**Company**” and together with its subsidiaries, collectively the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities (the “**Listing Rules**”) on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions (as defined under the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 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**”) and potential investors of the Company that, based on the information currently available to the Board and the preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2024 (the “**Current Year**”), it is expected to record a net loss within the range of approximately HK\$70 million to HK\$90 million for the Current Year as compared to that of HK\$37.3 million for the year ended 31 December 2023 (the “**Corresponding Year**”). The anticipated increase in loss for the Group is mainly attributable to the following factors:

- i. Fair value losses on investment properties increased substantially to not less than HK\$20 million for the Current Year as compared to approximately HK\$8.0 million in the Corresponding Year;
- ii. Shared losses of associates amounted to not less than HK\$10 million for the Current Year as compared to shared profit of associates of HK\$2.9 million in the Corresponding Year; and
- iii. Goodwill impairment loss of not less than HK\$10 million was recorded in the Current Year whereas no such impairment was recognised in the Corresponding Year.

As the Company is still finalising the Group’s annual results for the Current Year, the information contained in this announcement is based on the Board’s preliminary assessment of the unaudited consolidated management accounts of the Group and the information currently available to the Board which may be subject to the further finalisation and other potential adjustments, if any, and have not been reviewed or confirmed by the Company’s auditors or the audit committee of the Board. The actual financial results of the Group for the Current Year may be different from the disclosure herein. Shareholders and potential investors of the Company are advised to read carefully the annual results announcement of the Company for the Current Year.

Shareholders and potential investors of the Company 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, 21 March 2025

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. Wu Kai Tang and Mr. Leung Yiu Ming, David as Independent Non-Executive Directors.