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Zhenro Properties Group Limited

正榮地產集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 6158)

UNAUDITED OPERATING STATISTICS FOR JULY 2025 AND SUPPLEMENTAL ANNOUNCEMENT REGARDING THE DISCLAIMER OF OPINION

UNAUDITED OPERATING STATISTICS FOR JULY 2025

The board of directors (the "**Board**") of Zhenro Properties Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") hereby announces that for the month ended 31 July 2025, the aggregated contracted sales of the Group, together with its joint ventures and associated companies, amounted to approximately RMB336 million, with contracted gross floor area sold of approximately 22,944 square meters. The contracted average selling price for the month ended 31 July 2025 amounted to approximately RMB14,600 per square meter.

For the seven months ended 31 July 2025, the aggregated contracted sales of the Group, together with its joint ventures and associated companies, amounted to approximately RMB2.701 billion, the aggregated contracted gross floor area sold amounted to approximately 165,564 square meters and the contracted average selling price was approximately RMB16,300 per square meter.

The above-mentioned data is unaudited and is based on preliminary internal information of the Group, which may differ from figures to be disclosed in the audited or unaudited consolidated financial statements to be published by the Company on an annual or half-yearly basis due to various uncertainties during the process of collating such information. As such, the above data is provided for investors' reference only. Investors are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company. When in doubt, investors are advised to consult licensed securities dealer, registered institution in securities, bank manager, solicitor, certified public accountant or other professional advisers.

THE DISCLAIMER OF OPINION

Reference is made to the 2024 Annual Report of the Company and the announcement of the Company dated 30 June 2025 (the "**Announcement**") in relation to the implementation of action plans to resolve the Disclaimer of Opinion. Unless otherwise indicated, capitalized terms used in this announcement shall have the same meanings as those defined in the Announcement.

The Board would like to provide the following supplemental information to the shareholders of the Company and potential investors on the measures taken by the Company to resolve the Disclaimer of Opinion, indicating the existence of material uncertainties which cast significant doubt over the Group's ability to continue as a going concern. As of the date of this announcement, all measures (a) to (g) set out on page 85 of the 2024 Annual Report remain active, as set out below:

In respect of measure (a), the Group has been actively negotiating with its legal adviser and financial adviser on its offshore holistic liability management solutions to resolve its liquidity issue and stabilize the Group's operations, taking into account the interest of all its stakeholders. Given that the PRC property market remains weak and the Group's controlling shareholder is in the process of liquidation, the management of the Group is considering various options of the revised Restructuring Plan as announced by the Company on 30 June 2025. The management of the Group has held several meetings with various advisers whilst there is no concrete plan to move forward in order to favourably work out a holistic solution to all stakeholders. The Group will keep exploring a new offshore restructuring proposal to accommodate the current market conditions in future.

In respect of measure (b), the Group has been maintaining close contact with existing onshore lenders for the purpose of renewal or extension of repayment of certain borrowings. From 1 January 2025 up to the date of this announcement, the Group has successfully extended approximately RMB1.95 billion of borrowings for periods ranging from one year to six years, with a reduction in interest costs from 0.4% per annum up to 7.4% per annum.

In respect of measure (c), the Group has been actively negotiating with several financial institutions to obtain new loans at a reasonable cost to ensure the delivery of its property projects under development, whilst there have been no new additional borrowings from 1 January 2025 up to the date of this announcement.

In respect of measure (d), the Group will continue to seek for other alternative financing and borrowings to finance the settlement of its existing financial obligations and future operating and capital expenditures, whilst there have been no new additional borrowings from 1 January 2025 up to the date of this announcement.

In respect of measure (e), the Group has prepared a business strategy plan mainly focusing on the acceleration of the sales of properties. The aggregate contracted sales of the Group, together with those of its joint ventures and associated companies, for the seven months ended 31 July 2025 are disclosed above under "Unaudited Operating Statistics For July 2025". Achieving a significant volume of sales within a relatively short period would typically require offering properties at substantially larger

discounts to market prices. However, as there has been no material improvement in the PRC property market and the Group's current priority remains the preservation of property value, it has not resorted to distressed sales by offering substantial discounts to market prices.

In respect of measure (f), the Group has implemented measures to speed up the collection of outstanding sales proceeds and effectively control costs and expenses, in particular administrative expenses and taxes refunds. The Group has achieved certain savings in the actual expenses incurred against its budgeted costs from 1 January 2025 up to the date of this announcement across its seven operating regions in the PRC.

In respect of measure (g), the Group will continue to seek suitable opportunities to dispose of its equity interests in certain project development companies in order to generate additional cash inflows, despite the PRC property market still being in a downturn. From 1 January 2025 up to date of this announcement, no such disposal activity has occurred.

The Board will proactively implement relevant measures to resolve the uncertainties related to going concern associated with the Disclaimer of Opinion and will make further announcements in a timely manner.

By order of the Board
Zhenro Properties Group Limited
Chan King Tak
Chairman of the Board

Hong Kong, 6 August 2025

As at the date of this announcement, the executive Directors are Mr Chan King Tak and Mr Jin Mingjie, the non-executive Director is Mr Chow Wai Shing Daniel, and the independent non-executive Directors are Mr Wang Chuanxu, Mr Xie Jun and Ms Yang Yongyi.