DINGYI GROUP INVESTMENT LIMITED

鼎億集團投資有限公司

(Incorporated in Bermuda with limited liability)

(Stock Code: 508)

PROFIT WARNING

This announcement is made by DINGYI GROUP INVESTMENT LIMITED (the "**Company**", together with its subsidiaries collectively referred to as 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 (Chapter 571 of the Laws of Hong Kong).

The board of directors of the Company (the "**Board**") wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the preliminary review of the unaudited management accounts of the Group and information currently available to the Board, despite an increase in the revenue to HK$252.2 million for the six months ended 30 September 2025 (the "**Current Period**") compared with HK$174.4 million for the six months ended 30 September 2024 (the "**Previous Period**"), the Group is expected to record a net loss of approximately HK$485.3 million for the Current Period, compared with the net profit of approximately HK$27.3 million for the Previous Period.

The significant increase in the revenue for the Current Period was due to the surge in sales recognised for the properties developed by the Group in China during the period under review. The Group swung from a net profit in the Previous Period to a net loss in the Current Period mainly because of the combined effect of (1) the fallback in the gross profit margin from approximately 18% in the Previous Period to approximately negative 59% in the Current Period; (2) the provision for impairment loss on loan and interest receivables of approximately HK$20.3 million (Previous Period: approximately HK$12.5 million); (3) loss on derecognition of financial liability of HK$230.0 million; and (4) write-down of properties under development and completed properties held for sale of HK$40.5 million.

The information contained in this announcement is only based on the preliminary assessment by the Board of the unaudited consolidated management accounts of the Group for the six months ended 30 September 2025 and information currently available to the Board, which have not been audited or reviewed by the auditors of the Company and may be subject to change. The Company is still in the process of finalising its consolidated interim results for the six months ended 30 September 2025. Shareholders and potential investors are advised to read carefully the unaudited interim results announcement of the Company for the six months ended 30 September 2025, which is expected to be published by the end of November 2025.

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

By Order of the Board
DINGYI GROUP INVESTMENT LIMITED
YUE Ying
Chairman and Non-executive Director

Hong Kong, 27 November 2025

As at the date of this announcement, the Board comprises Mr. SU Xiaonong (Chief Executive Officer) and Mr. ZENG Shan as Executive Directors; Mr. YUE Ying (Chairman) as Non-executive Director; and Mr. CHOW Shiu Ki, Mr. IP Chi Wai, Mr. CHEUNG Chi Wai and Ms. YIN Shan as Independent Non-executive Directors.