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CIFI Holdings (Group) Co. Ltd.

旭輝控股(集團)有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 00884)

INSIDE INFORMATION PROFIT ALERT

This announcement is made by CIFI Holdings (Group) Co. Ltd. (the “**Company**”, together with its subsidiaries, 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 in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform shareholders, holders of debt securities and potential investors of the Company that the Board anticipates that the Group will turn from loss to profit. Based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the year ended 31 December 2025 and other information currently available to the Board, it is expected that, for the year ended 31 December 2025, the net profit attributable to the equity owners of the Company would range from approximately RMB17 billion to RMB19 billion (for the year ended 31 December 2024: net loss attributable to the equity owners approximately RMB7,076 million). The expected turnaround from loss to profit is primarily attributable to the gain of approximately RMB40 billion from the completion of the Company’s offshore debt restructuring, which occurred on 29 December 2025 as so disclosed in the announcement of the Company of the same date. Excluding the impact of such one-off gain, the Group is expected to record a core loss attributable to equity owners of the Company for the year ended 31 December 2025 ranging from approximately RMB7,500 million to RMB9,000 million (for the year ended 31 December 2024: approximately RMB5,825 million), which is primarily due to the decrease in revenue resulting from reduced property project completions for revenue recognition, as well as a decline in gross profit margin caused by the market downturn.

In 2025, the Group significantly optimized its debt structure and scaled down short-term liabilities through onshore and offshore debts restructuring. The proportion of short-term debt is expected to be below 30% as at 31 December 2025. Meanwhile, the debts restructuring also enhanced the Group’s net asset base, while the Group’s net gearing ratio as at 31 December 2025 decreased significantly year-on-year compared to 2024.

As at the date of this announcement, the annual results of the Group for the year ended 31 December 2025 have not been finalised. The information contained in this announcement is solely based on the Board's preliminary assessment on the unaudited consolidated management accounts of the Group for the year ended 31 December 2025 and other information currently available, which has not been audited or reviewed by the auditors or the audit committee of the Company and may be subject to further adjustments. The Group's financial information for the year ended 31 December 2025, which may be different from the information contained in this announcement, is expected to be published on or before 31 March 2026.

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

By order of the Board
CIFI Holdings (Group) Co. Ltd.
LIN Zhong
Chairman

Hong Kong, 16 March 2026

As at the date of this announcement, the Board comprises Mr. LIN Zhong, Mr. LIN Wei, Mr. RU Hailin, Mr. YANG Xin and Mr. GE Ming as executive Directors; Mr. ZENG Yang as non-executive Director and Mr. ZHANG Yongyue, Mr. TAN Wee Seng and Ms. LIN Caiyi as independent non-executive Directors.