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 six months ended June 30, 2026 (the "**Period**") and other information currently available to the management of the Company, it is expected that the Group will record net loss for the Period ranging from RMB60.0 million to RMB70.0 million (six months ended June 30, 2025 (the "**Same Period Last Year**"): net loss of RMB37.3 million).

The Board believes that the loss recorded for the Period was mainly due to the decrease in revenue. Particularly, (i) the Group actively adjusted the scale of business undertaken to manage risks in trade receivables, resulting in a decrease in the number of construction contracts; and (ii) the average unit selling price of buildings declined.

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 Period 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 Period 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 interim results announcement of the Company shall prevail. Shareholders and potential investors of the Company should read carefully the interim results announcement of the Group for the Period which is expected to be issued by the end of August 2026.

Shareholders and potential investors of the Company 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, August 12, 2026

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 Ms. Chen Zhu, Mr. Li Qingxu and Mr. Li Xu.