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 and Debt Stock Code: 4596)

INSIDE INFORMATION
PROFIT WARNING

This announcement is made by Zhenro Properties Group Limited (the "**Company**" and 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 Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board of directors (the "**Board**") of the Company wishes to inform its shareholders and potential investors that, based on a preliminary assessment of the unaudited management accounts of the Group for the six months ended 30 June 2026 (the "**Period**") and other information currently available, it is expected that the Group will record a loss attributable to owners of the parent of RMB8,200 million to RMB8,400 million for the Period (loss attributable to owners of the parent for the six months ended 30 June 2025 (the "**Corresponding Period**"): approximately RMB6,463 million).

The expected increase in the loss attributable to owners of the parent during the Period was primarily attributable to: (1) the significant reduction in the number of project deliveries from approximately 2,000 units for the Corresponding Period to approximately 600 units for the Period, resulting in a decrease in gross profit of approximately RMB93.5 million as compared with the Corresponding Period; (2) the decrease in interest capitalisation rate, resulting in an increase in finance costs of approximately 24%, or approximately RMB469 million, as compared with the Corresponding Period; (3) impairment losses recognised for properties under development and completed properties held for sale of approximately RMB2,690 million for the Period (for the Corresponding Period: approximately RMB1,972 million); and (4) net impairment losses recognised on financial assets of approximately RMB2,270 million for the Period (for the Corresponding Period: approximately RMB1,345 million).

The information contained in this announcement is based only on a preliminary assessment of the unaudited management accounts of the Group for the Period and other information currently available, which have not been audited or reviewed by the Company's auditors or the audit committee of the Company, and may be subject to further adjustments or amendments. Shareholders and potential investors of the Company are advised to read carefully the interim results announcement of the Company for the Period, which is expected to be published by the end of August 2026.

Shareholders and potential investors of the Company are advised to exercise caution and not to place undue reliance on such information when dealing in the securities of the Company, and to seek professional advice from their own professional or financial advisers when in doubt.

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

Hong Kong, 19 August 2026

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.