禹洲集團控股有限公司

YUZHOU GROUP HOLDINGS COMPANY LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 01628)

PROFIT WARNING ANNOUNCEMENT

This announcement is made by Yuzhou Group Holdings 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 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 the shareholders of the Company (the "**Shareholders**") and potential investors of the Company that, based on a preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2026 (the "**Reporting Period**") and other information currently available to the Board, it is expected that the Group will record a loss for the Reporting Period ranging from approximately RMB5.3 billion to RMB6.3 billion and a loss for the Reporting Period attributable to the owners of the Company ranging from approximately RMB3.9 billion to RMB4.9 billion for the Reporting Period, compared to the loss for the Reporting Period of approximately RMB7.4 billion and loss for the Reporting Period attributable to the owners of the Company of approximately RMB5.6 billion recorded for the same period in 2025. The reduction in the loss for the Reporting Period and the loss for the Reporting Period attributable to the owners of the Company was primarily due to the decrease in the amounts of write-down of properties held for sale and properties under development and finance costs as compared with the same period in 2025, as well as the one-off income arising from the cancellation of senior notes due to the failure to complete the application process on time.

Based on the relevant information currently available to the Company, the Board considers that the estimated losses during the Reporting Period were mainly attributable to (1) the impact of the unfavourable macro environment and the downturn in the real estate industry, which resulted in write-down of properties held for sale and properties under development; impairment of properties, plant and equipment; impairment of certain investments in the Company's joint ventures and associates with real estate projects; and impairment of other receivables in accordance with the principle of prudence, and fair value losses on investment properties; (2) a significant amount of finance costs cannot be capitalized.

As of the date of this announcement, the Company is still in the process of finalizing the interim results of the Group for the Reporting Period. The information contained in this announcement is only based on a preliminary review of the unaudited consolidated management accounts of the Group for the Reporting Period, which have not been finalized or reviewed by the Company's auditors or the audit committee of the Company. The actual financial results of the Group for the Reporting Period may be different from those disclosed in this announcement. Shareholders and potential investors of the Company are advised to read carefully the interim results announcement of the Company for the Reporting Period, which is expected to be published by the Company on 31 August 2026.

Investors are advised to read carefully the interim results announcement of the Company for the Reporting Period, and the 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
Yuzhou Group Holdings Company Limited
Kwok Ying Lan
Chairman

Hong Kong, 20 August 2026

As at the date of this announcement, the executive directors of the Company are Ms. Kwok Ying Lan (Chairman) and Mr. Lin Conghui, the non-executive directors of the Company are Mr. Lam Lung On (J.P.) and Mr. Lam Wai Hon, and the independent non-executive directors of the Company are Mr. Lam Kwong Siu, Mr. Wee Henny Soon Chiang and Mr. Yu Shangyou.