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CHINA CHENGTONG DEVELOPMENT GROUP LIMITED
中國誠通發展集團有限公司

(Incorporated in Hong Kong with limited liability)

(Stock Code: 217)

POSITIVE PROFIT ALERT

This announcement is issued by China Chengtong Development Group Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09(2) 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 the shareholders of the Company (the "**Shareholders**") and potential investors that, based on the preliminary assessment of the unaudited consolidated management accounts of the Group for the six months ended 30 June 2026 (the "**1H2026**") and the information currently available to the Board, the Group is expected to record a profit attributable to owners of the Company of approximately HK$43.80 million for 1H2026, which represents an increase of approximately 343% as compared with the profit attributable to owners of the Company of approximately HK$9.88 million recorded for the six months ended 30 June 2025.

The significant increase in the Group's profit attributable to owners of the Company for 1H2026 was mainly attributable to the combined effect of the following: (i) the continued expansion of the Group's leasing business with a substantial increase in the scale of interest-earning assets compared to the corresponding period last year, leading to a sharp increase in leasing income and related gains; and (ii) a substantial increase in property deliveries under the property development and investment business compared to the corresponding period last year, which resulted in a marked growth in sales revenue contribution. Driven by these factors, the Group expects its consolidated gross profit for 1H2026 to increase by approximately HK$44.74 million compared to the corresponding period last year.

The Company is still in the process of finalising the consolidated results of the Group for 1H2026. The information contained in this announcement is only a preliminary assessment by the management of the Company based on unaudited figures and information made available to the Board as at the date hereof and such information has not been reviewed or confirmed by the audit committee of the Board, and has not been audited or reviewed by the Company's auditor. Therefore, the actual results of the Group for 1H2026 may differ from what is disclosed in this announcement. Detailed financial information of the Company for 1H2026 will be disclosed in the interim results announcement of the Company, which is expected to be published on 31 August 2026.

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

By order of the Board
China Chengtong Development Group Limited
Chen Jianying
Executive Director

Hong Kong, 25 August 2026

As at the date of this announcement, the non-executive director of the Company is Ms. Sun Jie (Chairlady); the executive directors of the Company are Mr. Chen Jianying and Ms. Bai Chunrui; and the independent non-executive directors of the Company are Mr. Lee Man Chun, Tony, Professor He Jia and Mr. Liu Lei.