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AGILE GROUP HOLDINGS LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3383)

PROFIT WARNING

This announcement is made by Agile Group Holdings Limited (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 under 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 of the Company and its potential investors that, based on a preliminary assessment of the Group’s unaudited consolidated management accounts for the year ended 31 December 2022 and available information, it is expected that the net loss of the Company recorded will be in the range of approximately RMB12,500 million to RMB13,500 million against its net gain of 9,098 million in the corresponding period of 2021. Meanwhile the loss attributable to shareholders of the Company will be in the range of approximately RMB14,000 million to RMB15,000 million against its gain of RMB6,712 million in the corresponding period of 2021.

The loss was primarily due to the following:

1. unfavourable operating environment in the real estate industry and the continuous impact of the novel coronavirus epidemic, which has weakened confidence of buyers, property sales have slowed down, and the scale of deliveries has declined, resulting in a decline in the overall sales area and average selling price of properties, and a decline in gross profit margin when compared to the same period of last year;
2. share of loss of joint ventures using equity method against its gain in the corresponding period of last year;
3. less gains on the disposal of subsidiaries;
4. foreign exchange loss against its gain in the corresponding period of last year due to the fluctuation of exchange rates; and
5. increased impairment loss on property projects and accounts receivable under Hong Kong Financial Reporting Standards.

As the Company is still in the process of finalising its financial results for the year ended 31 December 2022 which need to be confirmed or reviewed by its audit committee and to be audited by its auditor, shareholders of the Company and potential investors are advised to read carefully the Company’s financial results announcement for the year ended 31 December 2022 which is expected to be published on 30 March 2023.

Shareholders of the Company and potential investors should exercise caution when dealing in the shares of the Company.

By Order of the Board
Agile Group Holdings Limited
NG Wai Hung
Company Secretary

Hong Kong, 22 March 2023

As at the date of this announcement, the Board comprises eleven members, being Mr. Chen Zhuo Lin (Chairman and President), Mr. Chan Cheuk Yin** (Vice Chairperson), Madam Luk Sin Fong, Fion** (Vice Chairperson), Mr. Chan Cheuk Hung*, Mr. Huang Fengchao*, Mr. Chan Cheuk Hei**, Mr. Chan Cheuk Nam**, Dr. Cheng Hon Kwan#, Mr. Kwong Che Keung, Gordon#, Mr. Hui Chiu Chung, Stephen# and Mr. Wong Shiu Hoi, Peter#.*

* *Executive Directors*

** *Non-executive Directors*

Independent Non-executive Directors