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## CHINA ASIA VALLEY GROUP LIMITED

中亞烯谷集團有限公司

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 63)**

### POSITIVE PROFIT ALERT

This announcement is made by the Company pursuant to Rule 13.09(2) of the Listing Rules and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

The Board is pleased to inform the Shareholders and potential investors that the Group is expected to record a slight profit of not more than HK\$4 million for the six months ended 30 June 2024 as compared to a loss of approximately HK\$2.7 million for the six months ended 30 June 2023.

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

This announcement is made by China Asia Valley Group Limited (the “**Company**” and together with its subsidiaries, collectively 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 (Cap. 571 of the Laws of Hong Kong).

Based on a preliminary review by the management of the Company on the unaudited consolidated management accounts of the Group for the six months ended 30 June 2024 (the “**Management Accounts**”), and taking into account the information currently available to the board (the “**Board**”) of directors (the “**Directors**”) of the Company, the Board wishes to inform the shareholders of the Company (the “**Shareholders**”) and potential investors that the Group is expected to record a slight profit attributable to the Shareholders of not more than HK\$4 million for the six months ended 30 June 2024 as compared to a loss attributable to the Shareholders of approximately HK\$2.7 million for the six months ended 30 June 2023.

The turnaround from loss to profit was mainly attributable to (i) an increase in rental income derived from sub-letting the new lease properties of Silicon Valley Industrial Park (net of expenses); (ii) an increase in interest income; (iii) a decrease in property related expenses and (iv) the fair value gain on the investment properties.

The Company is in the course of finalising the consolidated unaudited interim results of the Group for the six months ended 30 June 2024. The information contained in this announcement is only based on the information currently available to the Board and a preliminary assessment by the Board on the Management Accounts, which have not been confirmed, reviewed or audited by the auditors and/or the audit committee of the Company and may be subject to further adjustments.

The actual financial results of the Group for the six months ended 30 June 2024 may differ from what is disclosed in this announcement. Details of the Group's financial results and performance for the six months ended 30 June 2024 will be disclosed in the interim results announcement of the Company which is expected to be published by the end of August 2024. Shareholders and potential investors are advised to read the interim results announcement of the Company upon its publication.

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

By order of the Board of  
**China Asia Valley Group Limited**  
**Huang Binghuang**  
*Chairman and Chief Executive Officer*

Hong Kong, 14 August 2024

*As at the date of this announcement, the Board consists of Mr. Huang Binghuang (Chairman and Chief Executive Officer), Ms. Xia Ping and Ms. Wang Lijiao as executive Directors; and Mr. Tso Sze Wai, Mr. Wang Rongfang and Mr. Duan Rihuang as independent non-executive Directors.*