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禹洲集團控股有限公司

YUZHOU GROUP HOLDINGS COMPANY LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Equity Stock Code: 01628)

(Debt Security Stock Codes: 40043, 40159, 40079, 40112, 40343, 40517 and 05287)

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 2024 (the “**Reporting Period**”) and other information currently available to the Board, it is expected that the Group will record a total revenue of approximately RMB6,378 million for the Reporting Period, representing a decrease around 49% compared with that of approximately RMB12,486 million recorded for the six months ended 30 June 2023, which was mainly due to lower revenue from property sales as a result of fewer delivery of property with the context of the continuing downturn of the real estate industry in the PRC. In addition, it is expected that the Group will record a net loss of an amount ranging from approximately RMB7,500 million to RMB8,500 million and a net loss attributable to the Shareholders of an amount ranging from approximately RMB5,500 million to RMB6,500 million during the Reporting Period, compared to the net loss of approximately RMB9,033 million and net loss attributable to the Shareholders of approximately RMB6,363 million recorded for the same period in 2023.

Based on the relevant information currently available to the Company, the Board considers that the expected net loss was primarily attributable to (1) the impacts of the unfavorable macro environment and the continuing downturn in the real estate industry, the gross profit of projects delivered by the Group during the Reporting Period decreased; (2) being affected by the market environment, where there were indications of impairment on some real estate projects of the Company, the increase in provision for impairment of inventories and other assets based on the principle of prudence and the fair value loss on investment properties; and (3) the financial costs recognized by the Group in profit or loss increased.

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 by the end of August 2024.

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, 16 August 2024

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. Song Jiajun, and the independent non-executive directors of the Company are Mr. Lam Kwong Siu, Mr. Wee Henny Soon Chiang and Mr. Yu Shangyou.