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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, collectively referred to as “**Group**”) pursuant to Rule 13.09(2)(a) of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the Inside Information Provisions under Part XIVA of the Securities and Futures Ordinance (Chapter 571, the Laws of Hong Kong).

The board of directors of the Company (the “**Board**”) wishes to inform shareholders of the Company (“**Shareholders**”) and potential investors that after a preliminary review of the Group’s unaudited consolidated management accounts for the six month ended 30 June 2024 and other information currently available, it is expected that the Company is expected to record a net loss in the range of approximately RMB8,500 million to RMB9,000 million against its net loss of approximately 3,611 million in the corresponding period of 2023, whereas the loss attributable to Shareholders will be in the range of approximately RMB9,300 million to RMB9,800 million against its loss of approximately RMB4,475 million in the corresponding period of 2023.

The loss was primarily due to the following:

1. the real estate business environment is still unfavourable, which has led to a continued decline in average selling price of properties, and also a decrease in gross profit margin of completed projects, the sale of which was recognized in revenue during the period, compared to the same period of last year;
2. the sale of joint ventures/associates accounted for using the equity method recorded an increase in losses compared to the same period of last year; and
3. impairment loss on property projects and other assets under Hong Kong Financial Reporting Standards.

The Company would like to draw the attention of Shareholders and potential investors that the interim results of the Group for the six months ended 30 June 2024 have not been reviewed by the Company’s auditors or audit committee nor have they been finalised. The Company also reminds Shareholders and potential investors to read carefully the interim results announcement of the Company for the six months ended 30 June 2024, which is expected to be published in August 2024.

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

By Order of the Board
Agile Group Holdings Limited
KO Tsz San
Company Secretary

Hong Kong, 20 August 2024

As at the date of this announcement, the Board comprises nine members, being Mr. Chen Zhuo Lin (Chairman and President), 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 Dr. Peng Shuolong#.*

* *Executive Directors*

** *Non-executive Directors*

Independent Non-executive Directors