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珠光控股
ZHUGUANG HOLDINGS

ZHUGUANG HOLDINGS GROUP COMPANY LIMITED

珠光控股集團有限公司*

(incorporated in Bermuda with limited liability)

(Stock Code: 1176)

PROFIT WARNING

This announcement is made by Zhuguang Holdings Group Company Limited (“**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 and the provisions of inside information under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (“**Board**”) of directors (“**Directors**”, each a “**Director**”) of the Company would like to inform the shareholders of the Company and potential investors that, based on information currently available, the Group is expected to record a loss attributable to the owners of the Company of not less than HK\$750,000,000 for the six months ended 30 June 2024 (“**Interim Period**”), as compared with that of approximately HK\$66,923,000 for the six months ended 30 June 2023 (“**Corresponding Period**”), which was mainly attributable to (1) the decrease in the Group’s revenue from project management services during the Interim Period from that of approximately HK\$656,673,000 during the Corresponding Period, due to the decrease in the number of project management services agreements the Group had in the Interim Period; (2) the increase in the fair value loss on investment properties, net, recorded by the Group for the Interim Period from that of approximately HK\$49,289,000 for the Corresponding Period, which was mainly caused by the decrease in the fair value of the Group’s investment properties as at 30 June 2024 from that as at 31 December 2023; and (3) the substantial increase in other expenses, net, recorded by the Group for the Interim Period from that of approximately HK\$56,250,000 for the Corresponding Period, which was mainly caused by the provision for interest and related expenses on certain borrowing of the Group and the impairment of properties under development and completed properties held for sale recorded by the Group during the Interim Period.

* For identification purposes only

The Company is still in the process of preparing its unaudited consolidated results for the Interim Period. The information contained in this announcement is only based on the Board's preliminary assessment of the unaudited consolidated management accounts of the Group for the Interim Period and information currently available to the Company, which have not been reviewed or audited by the auditors of the Company, and may therefore be subject to change. The Group's preliminary results for the Interim Period are scheduled to be announced on 29 August 2024.

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

On behalf of the Board
Zhuguang Holdings Group Company Limited
珠光控股集團有限公司
Chu Hing Tsung
Chairman

Hong Kong, 23 August 2024

As at the date of this announcement, the Board comprises (i) six executive Directors, namely Mr. Chu Hing Tsung (alias Mr. Zhu Qing Yi) (Chairman), Mr. Liu Jie (Chief Executive Officer), Mr. Liao Tengjia (Deputy Chairman), Mr. Huang Jiajue (Deputy Chairman), Mr. Chu Muk Chi (alias Mr. Zhu La Yi) and Ms. Ye Lixia; and (ii) three independent non-executive Directors, namely Mr. Leung Wo Ping JP, Mr. Wong Chi Keung and Dr. Feng Ke.