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## **DINGYI GROUP INVESTMENT LIMITED**

**鼎億集團投資有限公司**

*(Incorporated in Bermuda with limited liability)*

**(Stock Code: 508)**

### **PROFIT WARNING**

This announcement is made by DINGYI GROUP INVESTMENT LIMITED (the “**Company**”, together with its subsidiaries collectively referred to as 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 the shareholders of the Company (the “**Shareholders**”) and potential investors that, based on the preliminary review of the unaudited management accounts of the Group and information currently available to the Board, despite an increase in the revenue to HK\$174.9 million for the six months ended 30 September 2024 (the “**Current Period**”) as compared with HK\$117.8 million for the six months ended 30 September 2023 (the “**Previous Period**”), the Group is expected to record a net profit of approximately HK\$27.3 million for the Current Period, representing a decrease of approximately 74% when compared with the net profit of approximately HK\$106.1 million for the Previous Period.

The significant increase in the revenue for the Current Period was due to the surge in sales recognised for the properties developed by the Group in China during the period under review. The significant decrease in the net profit for the Current Period was mainly attributable to the combined effect of (1) the fallback in the gross profit margin by almost 30 percentage points; (2) the provision for impairment loss on loan and interest receivables for approximately HK\$12.5 million (versus the reversal of impairment loss for approximately HK\$84.8 million in the Previous Period); (3) the increase in selling and distribution costs by approximately HK\$16.0 million; and (4) being partially offset by gain arising from changes in fair value of financial assets by approximately HK\$51.2 million.

The information contained in this announcement is only based on the preliminary assessment by the Board of the unaudited consolidated management accounts of the Group for the six months ended 30 September 2024 and information currently available to the Board, which have not been audited or reviewed by the auditors of the Company and may be subject to change. The Company is still in the process of finalising its consolidated interim results for the six months ended 30 September 2024. Shareholders and potential investors are advised to read carefully the results announcement of the Company for the six months ended 30 September 2024, which is expected to be published by the end of November 2024.

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

By order of the Board  
**DINGYI GROUP INVESTMENT LIMITED**  
**YUE Ying**  
*Chairman and Non-executive Director*

Hong Kong, 22 November 2024

*As at the date of this announcement, the Board comprises Mr. SU Xiaonong (Chief Executive Officer) and Mr. ZENG Shan as Executive Directors; Mr. YUE Ying (Chairman) as Non-executive Director; and Mr. CHOW Shiu Ki, Mr. CAO Kuangyu and Mr. IP Chi Wai as Independent Non-executive Directors.*