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## **C&D Property Management Group Co., Ltd**

**建發物業管理集團有限公司**

*(Incorporated in the British Virgin Islands with limited liability)*

**(Stock Code: 2156)**

### **POSITIVE PROFIT ALERT**

This announcement is made by C&D Property Management Group Co., Ltd (the “**Company**”, together with its subsidiaries, 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 provisions of inside information under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (the “**Board**”) of directors (the “**Directors**”) of the Company wishes to inform shareholders and potential investors of the Company that, based on a preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2023 (the “**Year**”) and other information currently available to the Company, the profit attributable to the equity holders of the Company for the Year is expected to increase by not less than approximately 70% compared to the year ended 31 December 2022. Such increase in profit attributable to the equity holders of the Company for the Year was mainly due to (i) the increase in revenue from home furniture services under community value-added and synergy services; and (ii) the increase in the gross floor area of the managed properties of the Group.

As at the date of this announcement, the Company is still in the process of preparing and finalizing its annual results for the Year. The information contained in this announcement is only based on the information currently available to the Company and the preliminary assessment of the unaudited consolidated management accounts of the Group for the Year. Such information has not been audited or reviewed by the auditors or approved by the audit committee of the Company, and may be subject to adjustments. The Company will issue an announcement of its annual results for the Year in due course in compliance with the Listing Rules.

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

By Order of the Board  
**C&D Property Management Group Co., Ltd**  
**Lin Weiguo**  
*Chairman and Non-executive Director*

Hong Kong, 24 January 2024

*As at the date of this announcement, the executive Directors are Ms. Qiao Haixia (Chief Executive Officer) and Mr. Huang Danghui; the non-executive directors are Mr. Lin Weiguo (Chairman) and Mr. Xu Yixuan; and independent non-executive directors are Mr. Lee Cheuk Yin Dannis, Mr. Li Kwok Tai James and Mr. Wu Yat Wai.*